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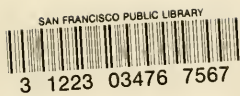
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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
10TH DAY OF JANUARY, 1995

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California at 4:00 o'clock p.m. on the 10th day of January, 1995, the place and date duly established for the holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Manuel A. Rosales, Vice President
Leroy King
Cynthia Choy Ong
Clarence R. Stern

and the following were absent:

Gary Kitahata (Arrived 4:15 p.m.)
Benny Y. Yee

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Jacquie Taliaferro; Walter S. Newman; Robert Tanaka, Tanaka Design Group; Margaret Chang, The Shorestein Co.; Jim Buie, Michael Whisman, Pamela Duffy and Robert A.M. Stern, The Gap, Inc.; Rick Mariano, Chair, Rincon Point-South Beach Citizens Advisory Committee; Reed Bement, Arthur Pollack, Al Voris, Jack Arbeed and Joseph Donahue, Hills Plaza residents; and Jim West, South of Market Neighborhood Association.

Representing the press was: Gerald Adams, San Francisco Examiner.

NEW BUSINESS - CONSENT AGENDA

President Kouba indicated that Mr. Kitahata had requested item (f) be removed from the Consent Agenda and that discussion be postponed until his arrival.

President Kouba indicated that item (b) would be removed from the Consent Agenda and considered as a Regular Agenda item at the request of a member of the public.

THE ITEMS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

Minutes of a Regular Meeting, January 10, 1995

- (a) Approval of Minutes: Regular Meetings, November 15 and 22, December 6 and 13, 1994; Special Meeting, December 20, 1994; Closed Session Meetings, October 11, 18 and 25, November 1 and 7, 1994.
- (c) Authorizing a Letter Agreement in the amount of \$415,526 with the Department of City Planning for Master Planning Services and Environmental Review for Hunters Point Naval Shipyard and Naval Station Treasure Island.
- (d) Authorizing Lease and Maintenance Agreements for three office copiers with Xerox Corporation.
- (e) Authorizing extension of Exclusive Negotiations with Hampshire Properties, Inc. for the purchase and development of the site located at the northeast corner of Third and Howard Streets; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEMS (c) THROUGH (e), RESOLUTION NUMBERS 2-95 THROUGH AND INCLUDING 4-95, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Mr. Graves introduced item (b), which requests approval of a Sublicense from the Redevelopment Agency of the City and County of San Francisco to Paramount Pictures for Hangar No. 2 for \$60,000 at the Naval Station Treasure Island.

Jacque Taliaferro noted his concern that the African American community is not being given an opportunity to participate in film making activities at Hunters Point Shipyard and Treasure Island and that he would like steps taken before the situation deteriorates. He indicated that information would be provided so that the Commission can consider the issues.

Mr. Rosales noted that there will be more film making activities at the Shipyard and Treasure Island and inquired if the Agency can assist in developing a program to address concerns raised.

Mr. Graves noted that a meeting had been conducted with Film Commission staff, the unions and trades council, and progress has been made. He indicated that a status report will be made and the matter calendared for discussion in early February.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 1-95 BE ADOPTED.

Mr. Kitahata arrived at the meeting at this time, 4:15 p.m.

- (f) Mr. Graves introduced item (f), which requests authorization to expend \$170,000 for payment of Building Permit Application Fees and Blue Print Costs for constructing the Children's

Minutes of a Regular Meeting, January 10, 1995

Complex on Central Block 3 in Yerba Buena Center. The Agency is required to pay standard building permit application fees for the Bureau of Building Inspection to review construction plans. In addition, the Agency must print plans and make them available to contractors and others interested in bidding on the project. The reproduction costs and plan permit fees are anticipated to total \$170,000.

Mr. Kitahata indicated that he had provided the Commissioners with a memorandum dated January 5, 1995 requesting a discussion of how staff proposes to close the the gap for both capital and operating costs for the Children's Complex. He noted that the Commission has never taken formal action on how to cover the gap and he would like staff recommendations prior to the January 31 hearing.

Mr. Graves indicated that staff intends to present proposed actions to the Commission.

Mr. Kitahata inquired about the possibility of phasing or redesigning the project and suggested consideration be given to including phasing in the bid package.

Helen Sause, Project Director, Yerba Buena Center indicated that the phasing process would be difficult to accomplish because of the location on the roof of the Moscone Convention Center and would involve additional costs for design and construction. She noted that there are working drawings for the buildings and in order to preserve the construction schedule it is necessary to pay the building permit fees now.

Mr. Kitahata inquired if the bids could be rejected and David Madway, Agency General Counsel, indicated affirmatively.

Mr. Kitahata inquired regarding changing the bids after they were received and Ms. Sause indicated that, while certain components were set up as alternatives, a bidder would not expect to have buildings deleted from the complex.

Mr. Kitahata indicated he would move the item as he does not want to delay the project, however, the question must be resolved as to the way the entire program is going to be funded.

ADOPTION: IT WAS MOVED BY MR. KITAHATA, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 5-95 BE ADOPTED.

Ms. Ong noted her conflict of interest because of her affiliation with the State Attorney General's Office who represent Caltrans and she would therefore refrain from discussions and voting on items (g) through (l).

Public Hearing to hear all persons interested in variances for the development of Sites C-1 (northwest corner of Folsom and

Steuart Streets) and C-2 (the park site across the new Embarcadero roadway from Site C-1); Rincon Point-South Beach Redevelopment Project Area.

Public Hearing to hear all persons interested in a Disposition and Development Agreement for the property located at the northwest corner of Folsom and Steuart Streets (Site C-1); Rincon Point-South Beach Redevelopment Project Area.

President Kouba opened the Public Hearings to hear all persons interested in these matters.

- (g) Mr. Graves introduced item (g), which requests authorization to adopt environmental findings and statement of overriding considerations made pursuant to the California Environmental Quality Act and State Guidelines in connection with a Disposition and Development Agreement (DDA) with The Gap, Inc. for the development of an Office Building and related open space and other uses on Parcels C-1 and C-2, Variances and Basic Concept Drawings; Rincon Point-South Beach.
- (h) Mr. Graves introduced item (h), which requests approval of variances in connection with a Disposition and Development Agreement with The Gap, Inc. for the development of a Headquarters Office Building and related open space and other uses on Parcels C-1 and C-2; Rincon Point-South Beach.
- (i) Mr. Graves introduced item (i), which requests conditional approval of the Basic Concept Design for The Gap, Inc.'s Headquarters Office Building to be located on Parcel C-1 pursuant to a Disposition and Development Agreement between the Redevelopment Agency of the City and County of San Francisco and The Gap, Inc.; Rincon Point-South Beach.
- (j) Mr. Graves introduced item (j), which requests authorization of a Disposition and Development Agreement ("DDA") between the Redevelopment Agency of the City and County of San Francisco with The Gap, Inc. for the development of a Headquarters Office Building on Site C-1 and a Park on Site C-2; Rincon Point-South Beach.
- (k) Mr. Graves introduced item (k), which requests authorization of a Purchase and Sale Agreement for the acquisition by the Redevelopment Agency of the City and County of San Francisco of a portion of Site C-1 from the California Department of Transportation in connection with a Disposition and Development Agreement with The Gap, Inc. for the development of a Headquarters Office Building; Rincon Point-South Beach.
- (l) Mr. Graves introduced item (l), which requests authorization of an Indemnity Agreement in favor of Stewart Title Company by the Redevelopment Agency of the City and County of San Francisco in connection with a Disposition and Development Agreement with The Gap, Inc. for the development of Site C-1; Rincon Point-South Beach.

Minutes of a Regular Meeting, January 10, 1995

Mr. Graves indicated that this is a complex transaction which required cooperation between various city agencies and he would like to acknowledge the assistance of representatives of the City Planning Department, the Port of San Francisco, the Chief Administrative Officer, and the City Attorney's Office. He summarized the benefits the project will bring to the City, the Port and the Agency.

David Madway, Agency General Counsel, gave an overview of the project and summarized the transaction. He acknowledged Agency staff and outside counsel who played major roles in the transaction.

Edmund Ong, Chief of Architecture, made a presentation on the design and proposed variances.

President Kouba introduced Jim Buie, Mike Whisman, Pamela Duffy and Robert A.M. Stern, representing The Gap.

Mr. Buie expressed appreciation to Agency staff and requested approval of items (g) through (l).

The following persons spoke in support of The Gap project: Rick Mariano, Chair, Rincon Point-South Beach Citizens Advisory Committee; and Jim West, South of Market Neighborhood Association.

The following persons spoke in opposition to The Gap project: Reed Bement, Arthur Pollack, Al Voris, Jack Arbeed and Joseph Donahue, Hills Plaza residents.

The speakers noted concern regarding: inadequate parking; the height, mass and bulk of the building, which will block air and light of the adjacent Hills Plaza condominium tower.

There being no further persons wishing to appear in connection with these matters, the President declared the Public Hearing closed.

Mr. Graves and Mr. Madway responded to questions from the Commissioners regarding the transaction.

PLEASE NOTE: A full transcript by a Court Reporter of the proceedings is on file with the Agency Secretary.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. KITAHATA, AND CARRIED, WITH MS. ONG ABSTAINING, THAT ITEM (g), RESOLUTION NO. 6-95, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES AND CARRIED, WITH MS. ONG ABSTAINING, THAT ITEM (h), RESOLUTION NO. 7-95, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. STERN, AND CARRIED, WITH MS. ONG ABSTAINING, THAT ITEM (i), RESOLUTION NO. 8-95, BE ADOPTED.

Minutes of a Regular Meeting, January 10, 1995

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND CARRIED, WITH MS. ONG ABSTAINING, THAT ITEM (j), RESOLUTION NO. 9-95, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. KITAHATA, AND CARRIED, WITH MS. ONG ABSTAINING, THAT ITEM (k), RESOLUTION NO. 10-95, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. KITAHATA, AND CARRIED, WITH MS. ONG ABSTAINING, THAT ITEM (l), RESOLUTION NO. 11-95, BE ADOPTED.

REPORT OF THE PRESIDENT

- (a) On January 3, 1995, the Board of Supervisors approved the designation of the South Bayshore and Treasure Island/Yerba Buena Island as redevelopment survey areas.

COMMISSIONERS' QUESTIONS AND MATTERS

- (a) Mr. Rosales noted that he had received a letter dated December 30, 1994, from James Fang, BART Board of Directors, indicating that BART is seeking a site for its new headquarters. He requested staff investigate if there are any suitable sites in redevelopment project areas.

Mr. Graves indicated that the Commissioners will be provided with copies of the letter and staff will report back.

- (b) In response to an inquiry from Mr. Rosales, David Madway, Agency General Counsel, indicated that he did not believe the New Gift Limit Honoraria Ban applies to Commissioners and is applicable strictly to employees only.
- (c) Mr. Rosales inquired regarding the effect Assembly Constitutional Amendment No. 2 relating to Civil Rights, will have on the Agency's and City's affirmative action programs.

Mr. Graves indicated that Commissioners will be provided with a copy of the Bill and staff will report back on potential impacts.

- (d) Mr. Rosales inquired if Article 7 of the Planning Code, Notice of Parking Restrictions in Residences, would have any impact on redevelopment project areas.

Mr. Graves indicated that staff will investigate and report back.

- (e) Mr. Kitahata noted that the Concept Design for the San Francisco Ballet Association is calendared for January 17 and inquired when there will be a hearing on the business deal.

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Helen Sause, Project Director, Yerba Buena Center, indicated that it is anticipated the business deal will be calendared early in February.

- (f) Mr. Kitahata inquired when there will be a report on the power plant for the South Bayshore.

Mr. Graves indicated that staff will report back on January 31.

President Kouba announced that there would be a Closed Session pursuant to Government Code 54956.8 to instruct the Agency's real property negotiator. Property locations and the entities the Agency may negotiate with are:

southwest corner of Delancey and Brannan Streets in Rincon Point-South Beach with Reliance Development Group; and

northeast corner of Fourth and Harrison Streets in Yerba Buena Center with Haas and Haynie.

RECESS

It was moved by Mr. Stern, seconded by Mr. King, and unanimously carried that the meeting be recessed to Closed Sessions on Real Property Negotiations. The meeting recessed at 6:10 p.m.

RECONVENED

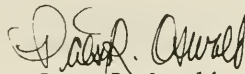
At this time, 7:23 p.m., the meeting reconvened back to the open session and David Madway, Agency General Counsel, announced that the following action was taken by the Commission:

By unanimous vote, with no abstentions, the Haas and Haynie Notice of Termination of LDA was accepted and a change in terms permitting an extension was rejected.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Stern, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:25 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

January 31, 1995

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF ~~SAN FRANCISCO~~ HELD ON THE
17TH DAY OF JANUARY, 1995

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California at 4:00 o'clock p.m. on the 17th day of January, 1995, the place and date duly established for the holding of such a meeting.

The Acting President called the meeting to order and on roll call the following answered present:

Manuel A. Rosales, Acting President
Cynthia Choy Ong
Clarence R. Stern
Benny Y. Yee

and the following were absent:

Jon Henry Kouba, President
Leroy King (Arrived 4:15 p.m.)
Gary Kitahata

The Acting President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Cathy Simon, Simon Martin-Vegue Winkelstein Moris; Eddy Lau, Council of Asian American Business Associations; Arthur Jacobus, San Francisco Ballet Association; Maxwell Mayers, Cass Smith and Kenneth Quandt, Campaign to Save Hunt Lane; Kenneth Hardiman, Pacific Bell; Mark Hornberger, Project Architect for the San Francisco Ballet; John Buss and Redmond Kernan, Hampshire Properties, Inc.; Rodney Friedman, Fisher Friedman; Michael Gray, Reliance Development Group; and John Elberling.

Representing the press were: Gerald Adams, San Francisco Examiner.

NEW BUSINESS - CONSENT AGENDA

At Mr. Yee's request, item (a), was removed from the Consent Agenda and considered as a Regular Agenda item.

THE ITEM LISTED HEREUNDER CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (b) Authorizing an Agreement with Pacific Gas and Electric Company in the amount of \$75,000 for the installation of Electrical Facilities at South Beach Park; Rincon Point-South Beach.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (b), RESOLUTION NUMBER 13-95, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (a) Mr. Graves introduced item (a), which requests authorization to award Residential Repair Contract to Royston Builders & Construction Corp. in an amount not to exceed \$25,600 for the repair of two condominiums located at 1215 Scott Street and 1949 O'Farrell Street in the Western Addition A-2.

In response to an inquiry from Mr. Yee, William Nakamura, Technical Services Manager, indicated that the contractor is in good standing with the State Contractor's License Board and noted that staff routinely checks the status of contractors with the License Board before recommending a contract be awarded.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 12-95 BE ADOPTED.

- (d) Void

Acting President Rosales indicated that item (e) would now be considered.

- (e) Mr. Graves introduced item (e), which requests conditional approval of the Basic Concept Drawings for the San Francisco Ballet Association's Interim Use Facility on the Central Block One (CB-1) Office Site located on the south side of Market Street between Third and Fourth Streets in Yerba Buena Center. At a December 13, 1994 workshop, the Basic Concept Design was presented by the Ballet Association's architect for the Interim Use Facility and representatives of Yerba Buena Retail Partners, L.P. presented their initial thoughts with regard to the development of interim retail uses that would abut the Ballet building.

Mr. King arrived at this time, 4:15 p.m.

Edmund Ong, Chief of Architecture, made a design presentation.

Helen Sause, Project Director, Yerba Buena Center, gave a status report on negotiations and indicated that it is hoped agreement will be reached on the business terms prior to February 22, 1995. In the interim, the terms of the transaction will be reviewed by the Commission in Closed Session.

Cathy Simon, Simon Martin-Vegue Winkelstein Moris, made a brief presentation and indicated that the architects will work with the retail developers to make this an integrated project.

Eddy Lau, Council of Asian American Business Associations, noted his concern that the Ballet Association had not complied with the Agency's Affirmative Action Program and, in the prime participation level, the selection of the architectural firm was a closed process without any notice to the M/WBE community. In addition, at the subcontract level, the selection of subconsultants were made without an open process and an outreach program. He requested that action on item (e) be postponed pending further investigation of the process.

Mr. Graves indicated that because the Ballet met the Agency's M/WBE goals, it had the option to choose its own selection process and that was why there was no open bidding for the design team.

Christopher Iglesias, Affirmative Action Specialist, indicated the Ballet has demonstrated that it is exceeding the Agency's 14 percent goal for MBE's and is meeting the 17 percent goal for WBE's.

Mr. Iglesias responded to questions from Ms. Ong regarding the Ballet's affirmative action program relative to procedures established by the Working Group for the Agency's Purchasing Policy and Procedures. He noted that concerns regarding the policy will be discussed at a meeting of the Working Group scheduled for January 27. Issues to be addressed include the definition of disadvantaged firms relative to threshold and the ethnic breakdown of WBE's

Ms. Ong noted for Mr. Lau's information that she had questioned why there had not an open bidding process for the design team and had been advised that Ballet had the option to choose its own selection process.

Ms. Sause indicated that the Ballet's affirmative action program will be before the Commission for review prior to action being requested on the interim lease.

Mr. Stern noted his concern that, even though a group may have the right to make a selection, it is not equitable for one firm to get all the work and he would like to see a process in place that provides an opportunity for everyone to participate.

Arthur Jacobus, representing the Ballet, indicated that the Ballet has a commendable track record in diversity within its own organization. Although inexperienced with the process, which has moved very quickly, every effort has been made to meet the criteria, not because it is a requirement, but because the Ballet believes in it.

In response to an inquiry from Ms. Ong regarding subleasing to the Opera Company, Mr. Jacobus indicated that the Opera Company does not at this time appear to be interested in sharing the facility. However, other users are being aggressively sought.

Minutes of a Regular Meeting, January 17, 1995

Ms. Ong inquired if the design would accommodate the Opera Company should the situation change and Mr. Jacobus indicated affirmatively.

Mr. Iglesias responded to questions from Mr. Rosales regarding community notification of contracting opportunities for the project.

Mr. Rosales indicated that the message from the Commission is that it is realized this project necessitated moving forward quickly because of the situation, however, in the future the Commission would like the procedure adhered to in a way that provides an opportunity for small business contractors, architects and professional service providers to compete for quality jobs. He indicated he would attest to Mr. Lau that the Commission will do its utmost to assure there is proper notification and that these procedures are followed.

Mr. Yee suggested that action be postponed pending further clarification.

Mr. King indicated that he did not see the need for further clarification because, as stated, the Ballet has done all they can to meet the Agency's goals.

Mr. Yee inquired if Mr. Lau's questions had been answered satisfactorily.

Mr. Lau reiterated his concern that selection of the design team was a closed process and there was no opportunity for the M/WBE community to participate. In addition, the inclusion of M/WBE firms as subconsultants was forced upon the Ballet under duress and it was not until the issue was raised by Asian, Inc. that M/WBE consultants were included in the team.

Mr. Jacobus indicated that the Agency's goals for M/WBE's had not been met under duress and had been of the Ballet's own volition.

Ms. Ong reiterated that she had raised the issue of why there had been a closed process and had learned that the Ballet had the right to select its own architect or follow an open bidding procedure. The project needs to move forward quickly, however, there is still the issue of whether the developer and designer are meeting the affirmative action goals set forth in the Agency's amended Purchasing Policy which are 20 percent for MBE's and 17 percent for WBE's.

MOTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT THE DEVELOPER CONFIRM THAT GOOD FAITH EFFORTS SHALL BE MADE TO RECRUIT MBE/WBE CONTRACTORS, SUPPLIERS AND PROFESSIONAL SERVICES AT THE DESIGN LEVEL AND AT ALL FURTHER LEVELS CONSISTENT WITH THE EXPRESS MBE/WBE AMENDED PARTICIPATION GOALS SET FORTH BY THE AGENCY.

Mr. Rosales indicated that the Commission would like staff to review if it is legally feasible for the Agency to have a policy requiring a competitive process for consultants to which developers must adhere.

Mr. Graves indicated that staff will report back on this issue. However, it should be noted that this is an unusual project because this is a fast track interim use that did not go through the competitive process. Normally when a proposal is before the Commission, a developer includes the design and contracting team in the proposal and is a factor staff takes into account in making a selection between competing proposals. Mr. Lau's point would have been well taken had this been a normal project.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 15-95 BE ADOPTED.

Ms. Ong noted here conflict of interest because of her affiliation with the Attorney General's Office who represent Caltrans and she would therefore refrain from discussions and voting on item (c).

- (c) Mr. Graves introduced item (c), which requests authorization to request the Board of Supervisors to amend the Northeastern Waterfront Survey Area Boundary to add a portion of Lot 33, Assessor Block 3741, a portion of the former Embarcadero Freeway right-of-way, to said Survey Area in connection with Rincon Point-South Beach. The Agency has entered into a Disposition and Development Agreement (DDA) with The Gap, Inc. for the development of a headquarters office building on Site C-1 and a park on Site C-2. The DDA establishes a framework whereby the Agency could acquire an approximately 41,000 square foot parcel immediately to the northwest of Site C-1 and convey it to The Gap as part of the office building site. To facilitate such a step, the parcel must be made part of the Rincon Point-South Beach Project Area. The parcel is currently owned by Caltrans and was part of the Embarcadero Freeway right-of-way. Although no decision has been made by The Gap or the Agency to acquire the additional parcel, it is appropriate to commence the process now because there is so much time involved in amending a redevelopment plan. It should be noted that the proposed actions do not commit the Agency or the Board of Supervisors to act favorably on a Plan Amendment adding the parcel to the Rincon Point-South Beach Project Area or commit the Agency to acquire the parcel. Any such action would have to be preceded by appropriate environmental analysis.

David Madway, Agency General Counsel, added to the presentation and noted that it is important to act now because of the lengthy process involved with a redevelopment plan amendment, which will take a minimum of a year.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. STERN, AND CARRIED, WITH MS. ONG ABSTAINING, THAT RESOLUTION NO. 14-95 BE ADOPTED.

- (f) Mr. Graves introduced item (f), which requests conditional approval of the Basic Concept Design for the Forte Hotel Project located on Parcel EB-2C located at the northeast corner of Third and Howard Streets in Yerba Buena Center. The Architects, Hornberger-Worstell and Associates, have completed the basic concept design phase for the developer, Hampshire Properties, Inc. The design indicates the basic massing for the building and initial responses to urban design and other architectural considerations. Following numerous meetings with members of the community and the developer and his architect regarding the issue of access from Natoma Street, staff believes that access from Natoma Street to Howard Street, as proposed by the development team, can be designed to be both a safe and an attractive amenity.

Edmund Ong, Chief of Architecture, made a design presentation and noted design concerns that need to be resolved during the next design phase.

Helen Sause, Project Director, Yerba Buena Center, spoke regarding the developer's solution to the Hunt Lane/Natoma Group issue to provide access from Natoma Street to Howard Street, which staff recommends be accepted.

The following persons spoke in opposition to item (f): Maxwell Myers, Cass Smith and Kenneth Quandt, Campaign to save Hunt Lane; and Kenneth Hardiman, Pacific Bell.

Mr. Rosales inquired whether all the options referred to in a communication from the Hunt Lane/Natoma Group had been reviewed by staff and Ms. Sause indicated affirmatively.

Mark Hornberger, Project Architect, made a design presentation and responded to questions from the Commissioners regarding vehicular access.

John Buss and Redmond Kernan, Hampshire Properties, requested approval of item (f) and indicated that every effort has been made to satisfy the concerns of the Hunt Lane/Natoma Group.

Ms. Ong noted her concern that the hotel abuts the San Francisco Museum of Modern Art's (SFMOMA) building and inquired regarding the Museum's reaction to the design.

Ms. Sause indicated that the Museum's reaction to the proposed design was favorable. The Museum is concerned about security and made it very clear there is a preference to have the hotel abut their building.

Ms. Ong indicated she would urge the Commissioners to delay this matter for one week.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. STERN, THAT RESOLUTION NO. 15-95 BE ADOPTED.

MOTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. YEE, THAT THE ITEM BE CONTINUED TO THE MEETING OF JANUARY 31, 1995 TO PROVIDE TIME FOR THE SFMOMA TO OFFICIALLY INDICATE ITS APPROVAL OF THE DESIGN AND FOR FURTHER REVIEW OF THE HUNT LANE/NATOMA ISSUE.

Mr. Rosales indicated that the Commission and staff have done all possible to address concerns raised, however, there is a need for careful consideration because this is a landmark building. He inquired regarding the impact of a two week delay.

Ms. Sause indicated that the project has already been delayed by four to six weeks and a further delay would not be good for the developer.

Mr. King indicated that the developer and staff have done everything possible to address concerns raised and the project needs to move forward.

Following further discussion, the following motion was made:

MOTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. YEE, THAT ACTION ON ITEM (f), RESOLUTION NO. 16-95, BE POSTPONED UNTIL THE MEETING OF JANUARY 31, 1995, AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Ms. Ong
Mr. Rosales
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Stern

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THE MOTION CARRIED.

RECESS

Acting President Rosales announced that there would be a brief recess. The meeting recessed at 6:05 p.m. and reconvened at 6:10 p.m. with the same roll call.

- (g) Mr. Graves introduced item (g), a workshop, for the for a presentation on the Design Drawings by Fisher Friedman Associates, Architects for Reliance Development Group's residential project located on the portion of the block bounded by Brannan, Delancey and Colin P. Kelly Streets, and the South Beach Marina Project in Rincon Point-South Beach. The Basic Concept Design was presented to the Commission in September 1992, however, because of extensive fire damage to the Oriental

Warehouse, it became necessary to re-evaluate the program which resulted in a revision to the original design. The architect will describe the revisions to the design as well as the requested variances. Consideration of the amended LDA/OPA, the residential tower design variances and the project concept design by the Commission is currently calendared for the meeting of January 31, 1995.

Rodney Friedman, Fisher Friedman, Project Architect, made a presentation on the design and proposed variances and responded to questions from the Commissioners.

In response to an inquiry from Mr. King regarding the absence of preservation groups, Mr. Friedman indicated that discussions have been held with the historic preservation community to accommodate their concerns.

Michael Gray, Reliance Development Group, indicated that the preservation community was opposed to the previous design and it took five years to reach agreement. He noted that the Reliance Development Group's parent company has agreed to fund this project internally contingent upon approval of the variances being requested.

REPORT OF THE PRESIDENT

- (a) Acting President Rosales indicated that he will be representing the Agency at the opening ceremonies of the San Francisco Museum of Modern Art on January 18.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Clifford Graves reported to the Commissioners on the following matters:

- (a) Mr. King has been re-appointed to the Agency Commission and a swearing-in ceremony will take place on January 19 in the Green Room of the War Memorial Veterans Building at McAllister and Van Ness.
- (b) The Center for the Performing Arts will be receiving a national American Institute of Architects (AIA) award. It is a very prestigious award and not only gives credit to the designer but also to the Agency. The presentation will be made at the AIA's national conference in Atlanta in May.
- (c) Mr. Graves introduced Kofi Bonner, newly appointed Deputy Executive Director, Program and Project Management.

The Commissioners welcomed Mr. Bonner who indicated he is looking forward to working at the Agency.

COMMISSIONERS' QUESTIONS AND MATTERS

- (a) Ms. Ong requested a progress report from 1993-94 on M/WBE subcontractors broken down into professional services, contractors or construction services, suppliers and legal services. She requested the WBE's be separated and contain a description of the ethnic backgrounds. She further requested a report regarding the criticism that the same companies are being used over and over again and she would like to know which are local companies.
- (b) Mr. Yee noted his concern that another automobile been parked in his designated space in the Agency's garage on two occasions and requested the Commissioners names be put on designated parking spaces.

Mr. Graves indicated he believed this had occurred because Mr. Yee had arrived earlier than anticipated.

Mr. Rosales suggested that the Commissioners notify staff if they will be arriving earlier than anticipated to assure appropriate parking spaces are available.

- (c) Mr. Rosales referred to a request by the San Francisco Chamber of Commerce for \$500,000 in City funding to help finance a marketing program to draw more business and jobs into the City. He noted that an Agency staff person was quoted in the article which has now turned into a political issue. He suggested a letter be sent to the Mayor's Office indicating that this marketing effort should be coordinated through the Small Business Commission.

Mr. Graves indicated that staff had commented on the proposal at the request of the Mayor's Office and a copy of the response will be provided to the Commissioners. With regard to Mr. Rosales suggestion that the marketing efforts be coordinated with the Small Business Commission, staff will prepare a letter for his signature.

Mr. Rosasles indicated that perhaps the Agency can support the Small Business Commission's efforts through its has an Economic Development Department.

- (d) Mr. Rosales noted that the Agency has given a great deal of assistance to the San Francisco Museum of Modern Art and he would like key staff and the Commissioners to receive invitations to the Black Tie event to be held on January 25.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) John Elberling indicated that the Grand Southern Hotel transaction closed on January 17 and commended staff for their efforts.

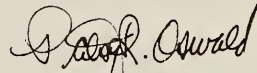
Minutes of a Regular Meeting, January 17, 1995

- (b) John Elberling indicated that since Haas and Haynie has withdrawn from the supermarket project at the corner of Fourth and Harrison Streets in Yerba Buena Center, he would urge that BRIDGE Housing Corporation be considered, rather than issuing new Request for Proposals, which will be a lengthy process. He noted that BRIDGE had submitted a proposal initially for the project, however, they had not been selected.

ADJOURNMENT

It was moved by Mr. Yee, seconded by Ms. Ong, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:50 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Patsy R. Oswald", written in a cursive style.

Patsy R. Oswald
Agency Secretary

APPROVED

March 14, 1995

MAR 17 1995

SAN FRANCISCO
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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
31ST DAY OF JANUARY, 1995

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California at 4:00 o'clock p.m. on the 31st day of January, 1995, the place and date duly established for the holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Manuel A. Rosales, Vice President
Leroy King
Gary Kitahata
Cynthia Choy Ong
Clarence R. Stern
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Judy M. Lockwood, David Myers, Crawford Cooley, Mike Hamman, Maxwell Myers, Cass Smith, Kenneth Quandt, Wesley Higbie, Michael Duneuv and Ted Myers, Campaign to Save Hunt Lane; Charles Candan, Owner, House of Shields Bar and Grill; Michael Hamman, National Association of Remodeling Industry; Kevin P. Hardiman, Pacific Bell; John Buss and Redmond Kernan, Hampshire Properties, Inc.; Henry Lambert and Michael Gray, Reliance Development Group; Paula Collins, Cathy Simon, Gary Handel, George Hargreaves and Phillip Aarons, Yerba Buena Retail Partners, L.P.; Supervisor Sue Bierman; Suzanne Randolph; Jill Manton, Director of the Public Art Program for the San Francisco Art Commission; Gordon Matthews, Mutual of New York, Owner of 150 Fourth Street (Yerba Buena West); Jay Hendler, Architect, Hendler; Claude and Nina Gruen, Gruen Gruen Associates; John Elberling, Yerba Buena Consortium; Ned Topham, Center for the Arts; Mark Heyer and Tim Boyle, members of the Multimedia Development Group; Johanna Hughes and Jim Collins, members, Citizens Advisory Committee for Ice Rink; Agnes Briones, Anna Yee and Reina Tangulig, South of Market Problem Solving Council; Judith Baker and Leah Mercado, South of Market Child Care; Fei Tsen, President of the Board of Directors of the Children's Place; Sheila Bergman, Deputy Director of the Children's Place; Rose Marie Fernandez Ruel, Treasurer of the Children's Place; Aura Oslapas; George Jones; Bobbie and Ella of the Blues and R&B Music Foundation, Inc.; Espanola Jackson; and Amelita Pascual, SOMA Foundation.

Representing the press was: Gerald Adams, San Francisco Examiner; and Dan Levy, San Francisco Chronicle.

President Kouba indicated that the Consent Agenda would be heard prior to consideration of item 2 (a), Unfinished Business.

NEW BUSINESS - CONSENT AGENDA

THE ITEMS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meeting, January 10, 1995; Closed Sessions, November 15, 22 and December 6, 13 and 20 1994 and January 10, 1995.
- (b) Authorizing an Amendment to the Development and Occupancy Sublease to Pier 40 Coffee Roastery, Inc. for the lease of space within the southern portion of the Pier 38 Bulkhead Building to increase the Agency's financial contribution toward the building's rehabilitation; Rincon Point-South Beach.
- (c) Authorizing the negotiation and execution of leases for 1520 and 1522 Fillmore Street (Block 708, Lot 12), from Western Commercial Partnership III, in connection with the Lower Fillmore Commercial Revitalization Project; Western Addition A-2.
- (d) Amending Western Addition A-2 Economic Development Implementation Program Budget to reallocate \$12,000 from the Revolving Loan Fund to the Marketing and Promotion Fund for a Marketing Video and Town Marketing; Western Addition A-2.
- (e) Authorizing a Second Amendment to the Personal Services Contract with the Chinatown Economic Development Group to allocate \$50,000 from the Chinatown Economic Development Fund for administrative expenses to implement the Chinatown Economic Development Plan for the period February 1, 1995 to January 31, 1996.
- (f) Authorizing a Cooperative Agreement with the State of California through its Department of Transportation related to the Transbay Area Plan and Implementation Program.
- (g) Authorizing an extension of Exclusive Negotiations with Yerba Buena Retail Partners, L.P. for the temporary use portion of the CB-1 office site located on the southerly side of Market Street between Third and Fourth Streets; and the CB-1 Market Street connector site, located between Market and Mission Streets, to the east of the Marriott Hotel; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEMS (b) THROUGH (g), RESOLUTION NUMBERS 17-95 THROUGH AND INCLUDING 22-95, BE ADOPTED.

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President Kouba announced that there would be a Closed Session to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the northeast corner of Third and Howard Streets (East Block 2-C) in Yerba Buena Center and the entity the Agency may negotiate with is Hampshire Properties, Inc.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned to a Closed Session. The meeting adjourned at 4:10 p.m.

RECONVENED

At this time, 4:48 p.m., the meeting reconvened back to the Regular Session with the same roll call.

UNFINISHED BUSINESS

- (a) Mr. Graves introduced item (a), which requests conditional approval of the Basic Concept Design for the Forte Hotel Project located on Parcel EB-2C located at the northeast corner of Third and Howard Streets in Yerba Buena Center. This item was held over pending Commissioners' request for information to resolve the Hunt Lane matter. The Architects, Hornberger-Worstell and Associates, have completed the basic concept design phase for the developer, Hampshire Properties, Inc. The design indicates the basic massing for the building and initial responses to urban design and other architectural considerations. Following numerous meetings with members of the community and the developer and his architect regarding the issue of access from Natoma Street, staff believes that access from Natoma Street to Howard Street, as proposed by the development team is acceptable and can be designed to be both a safe and an attractive amenity. The Agency has now been advised by San Francisco Museum of Modern Art (SFMOMA) that they would prefer, given the opportunity, not to have the hotel adjoin their building but recognize the limitations of the site and commitments previously made. Staff is available to review the design concerns which need to be resolved during the next design phase and respond to questions.

Mr. Kitahata indicated he would like investigated whether the Hunt Lane/Natoma property owners would support a benefit assessment district which would require payments on an annual basis for physical improvements.

The following persons spoke in opposition to item (a): Judy M. Lockwood, David Myers, Crawford Cooley, Maxwell Myers, Cass Smith, Kenneth Quandt, Wesley Higbie, Michael Duneuv and Ted Myers, Campaign to Save Hunt Lane; Charles Candan, Owner, House of Shields Bar and Grill; Michael Hamman, National Association of Remodeling Industry, Kevin P. Hardiman, Pacific Bell.

John Buss, President, Hampshire Properties, Inc. noted that the developer has complied with all the requirements of the Request for Proposals and, because of the process, construction costs have increased from \$20 million to \$25 million. He requested approval of item (a).

Mr. Kernan, Consultant, noted that Hunt Lane has never been connected to Natoma Street and the design of the project satisfies all Agency criteria.

Ms. Ong indicated that the community is concerned about the hotel abutting the SFMOMA. She noted that legal ramifications that could evolve if the design is not approved were discussed in Closed Session. However, there is a need to consider a vision for the City and she would like to find out the costs involved and reach a compromise.

Mr. Kitahata indicated that it is his preference for a passageway between the hotel and the SFMOMA, however, the economic realities of changing the design now have to be considered and who will pay for it. He indicated he would be in favor of a delay in order to study costs and determine whether individual property owners are willing to pay assessment fees.

Mr. Rosales noted his concurrence with Ms. Ong and Mr. Kitahata that a delay would be appropriate and indicated that before the RFP was issued, he had inquired about the Hunt Lane issue because the business community had expressed concern at that time. He noted he did not like the basic design of the building, which is the responsibility of the Agency, and will be there a long time.

Mr. King indicated that the Commission has a fiduciary responsibility to acquire funds to run the Agency and pay its debts. The Commission selected the developer who has complied with all requirements and delaying the project will result in increased costs.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. STERN, AND RESOLUTION NO. 16-95 BE ADOPTED.

Mr. Yee indicated that he has not had time to study the project thoroughly, however, he would like to see a project everyone will enjoy.

Mr. Graves and David Madway, Agency General Counsel, responded to questions from Mr. Stern regarding a letter dated January 31, 1995 from the SFMOMA. Mr. Graves noted that in terms of the Disposition and Development Agreement (DDA), the Museum has the right to be consulted on design issues, however, the question of a passageway between the hotel had not been raised before and the DDA contemplates that the hotel would abut the SFMOMA building.

Ms. Ong indicated that the Hunt Lane/Natoma Group had been told from the beginning that they would be participants in discussions and she would like a two week delay to study costs and assess if the Hunt Lane proponents are willing to share costs through a benefit assessment district.

Mr. Graves indicated that staff will immediately contact every property owner in the surrounding area to develop an estimate of incremental costs and request a written response within two weeks as to whether they are interested in an assessment district, which would have to go through the voter approval process. The Commissioners will be provided with background material on how an assessment district can be formed because there are different ways under provisions of State law. He noted that staff believes the developer's solution is acceptable and he would not recommend further delaying approval of the basic concept design as it relates to the general configuration.

Following further extensive discussion between the Commissioners and Mr. Graves, the following motion was made:

MOTION: IT WAS MOVED BY MR. KING THAT RESOLUTION NO. 16-95 BE ADOPTED.

Mr. Rosales reiterated that he is not satisfied with the design of the building and he would urge approval of the design be deferred for two weeks.

Following further discussion, the following motion was made:

MOTION: IT WAS MOVED BY MR. KITAHATA, SECONDED BY MR. KING, THAT RESOLUTION NO. 16-95 BE AMENDED TO DIRECT STAFF TO INVESTIGATE IF THERE IS SUPPORT FOR A COMMUNITY FACILITIES ASSESSMENT DISTRICT ON THE PORTION OF THE VACATED HUNT LANE BY CREATING A PEDESTRIAN WALKWAY OPEN TO THE SKY (HUNT LANE) AND ESTIMATE THE IMPACT OF SUCH ASSESSMENT DISTRICT ON THE FORTE HOTEL DEVELOPMENT AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Kitahata
Mr. Stern
Mr. Kouba

AND THE FOLLOWING VOTED "NAY":

Ms. Ong
Mr. Rosales
Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

ADOPTION: IT WAS MOVED BY MR. KITAHATA, SECONDED BY MR. KING, THAT RESOLUTION NO. 16-95, AS AMENDED, BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Kitahata
Mr. Stern
Mr. Kouba

NEED TO DO ROLL CALL THE FOLLOWING VOTED "NAY":

Ms. Ong
Mr. Rosales
Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

RECESS

President Kouba announced that there would be a recess. The meeting recessed at 6:15 p.m. and reconvened at 6:30 p.m. with the same roll call.

NEW BUSINESS - REGULAR AGENDA

- (h) Public Hearing to hear all persons interested in variances for Sites I-1 and I-3, located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach.
- (j) Public Hearing to hear all persons interested in a Land Disposition Agreement and Owner Participation Agreement for the parcel located at the southwest corner of Delancey and Brannan Streets; Rincon Point-South Beach.

President Kouba opened the Public Hearings to hear all persons interested in these matters.

Mr. Graves introduced item (h), which requests authorization to grant variances to the Oriental Warehouse Associates and Reliance Oriental Warehouse from Bulk and Height requirements in the Redevelopment Plan and Design for Development Guidelines for Rincon Point-South Beach Project Area for the development of Sites I-1 and I-3 located on the portion of the block bounded by Brannan, Delancey and Colin P. Kelly Streets and the South Beach Marina Project in Rincon Point-South Beach.

- (i) Mr. Graves introduced item (i), which requests conditional approval of the Design Drawings for the Oriental Warehouse for the Oriental Warehouse Associates and Reliance Oriental Warehouse on Sites I-1 and I-3 located on the portion of the

block bounded by Brannan, Delancey and Colin P. Kelly Streets and the South Beach Marina Project in Rincon Point-South Beach.

Mr. Graves introduced item (j), which requests authorization of a First Amendment to the combined Land Disposition and Owner Participation Agreement (LDA/OPA) with Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc. for the site located at the southwest corner of Delancey and Brannan Streets in Rincon Point-South Beach.

Approval of the Design Drawings, which were presented to the Commission at a workshop on January 17, 1995, is recommended subject to the satisfactory resolution of concerns which relate to a further development and refinement of various elements for the project as the design progresses into the next phase. It was also indicated at the workshop that the project, as designed, requires variances from the height and bulk provisions for certain portions of the project to enhance overall project economic feasibility. The variances will: increase the height of the two residential towers from 160 to 172 feet and allow an increase in the permitted building length and diagonal dimensions for Building 3 and for the base of the two towers and the upper towers. The First Amendment modifies the performance schedule and the amount and timing of the Affordable Housing Contribution. Staff believes that a reduction in the affordable housing contribution from \$3.150 million to an approximate amount of \$2.370 million is appropriate in order to make the project financially feasible. There have been increased project construction costs related to preserving the Oriental Warehouse, which have now been compounded by fire damage, and construction of the highrise towers. The amendment would also move the timing of payment of the affordable housing contribution to the second and third phases of the development and tie the payments and timing of payments to a percentage of sales of those units, as they are sold. The current project design has been presented to City Planning Department staff, the Rincon Point-South Beach Citizens Advisory Committee (CAC) and the Landmarks Advisory Board. The CAC has approved the redesign of the Oriental Warehouse, the tower height increase and the affordable housing contribution formula. The Landmarks Advisory Board has granted a "Certificate of Appropriateness" for the Warehouse.

Edmund Ong, Chief of Architecture, made a presentation on the design and proposed variances.

Michael Kaplan, Project Manager, Rincon Point-South Beach, summarized the amended terms of the LDA/OPA. He noted that application has been made for Federal Emergency Management Agency (FEMA) for funding for seismic improvements to the Oriental Warehouse.

Mr. Kaplan introduced Henry Lambert and Michael Gray, representing the developer.

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Mr. Lambert responded to questions from Ms. Ong regarding the reduction in the affordable housing contribution.

There being no further persons wishing to appear in connection with these matters, the President declared the Public Hearings closed.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (h), RESOLUTION NO. 23-95, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT ITEM (i), RESOLUTION NO. 24-95, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (j), RESOLUTION NO. 25-95, BE ADOPTED.

- (k) Mr. Graves introduced item (k), a workshop, for a presentation by the Yerba Buena Center Central Block 2 (CB-2) Retail/Entertainment developer, Millennium-WDG-Ventures and reviewed the actions taken by the Commission to date on the project. He indicated that that on July 26, 1994 the Commission adopted a resolution approving the Land Disposition and Development Agreement (LDA) for the project. The LDA recites the fact that the Commission approved the Basic Concept Drawings and the Schematic Drawings and that no further approvals are required of the design as reflected in those documents except for approval of the specific conditions that were part of the prior approval. This is a workshop and, so no action is being requested today. Staff and the developer are present to respond to questions on the specific design elements that are subject to Commission review and approval.

Helen Sause, Project Manager, Yerba Buena Center, indicated that the presentation will be on issues addressing concerns identified at the time of the conditional approval of the Schematic Drawings in June 1994. The presentation builds on three basic elements to be addressed: specific design issues; the landscaping plan; and the art program. Ms. Paula Collins, representing the developer, and their consultants will elaborate on these design issues. Preliminary Construction Documents are currently calendared for February 14, 1995 and staff will then comment on its evaluation of this presentation.

Paula Collins, Developer, and Cathy Simon, Architect, made presentations and responded to questions from the Commissioners.

Ms. Simon introduced her associates, Gary Handel and George Hargreaves.

President Kouba introduced Supervisor Sue Bierman.

Suzanne Randolph, Arts Consultant and member of the New York Arts Commission, made a presentation on the art program and responded to questions from the Commissioners.

Philip Aarons, Yerba Buena Retail Partners, L.P. noted the importance of keeping the established time table for the project and expressed appreciation to the Commission and staff for their assistance.

Supervisor Bierman thanked the Commission and staff for moving the process forward. She noted her concern regarding the proposed large screen.

Ms. Simon responded to questions from President Kouba regarding the dimensions of the screen.

The following persons spoke regarding item (k): Suzanne Randolph read a statement into the record from Jill Manton, Director of the Public Art Program for the San Francisco Art Commission, testifying as a private citizen and a public arts professional, supporting the video art project proposed for the Retail/Entertainment Center; Gordon Matthews, Mutual of New York, Owner of 150 Fourth Street (Yerba Buena West); Jay Hendler, Architect, Hendler & Hendler; Claude Gruen and Nina Gruen, Gruen Gruen Associates; John Elberling, Yerba Buena Consortium; and Ned Topham, Center for the Arts.

Mr. Matthews and Mr. Henler requested the design process be extended for more than two weeks because of critical design issues relating to the impact of, especially views and shadows, the Retail/Entertainment Center will have on the 150 Fourth Street development and requested more input into the process.

President Kouba directed to staff to meet with representatives of Mutual of New York to address concerns raised.

Mr. Gruen indicated that he had been requested to examine the economic and marketing aspects and Ms. Gruen spoke regarding pedestrian oriented views.

Mr. Elberling noted his concern that Yerba Buena West in its fifteen years at this location has never talked to the neighborhood, has never had a program for local hiring or for contracting with Minority Business Enterprises (MBE) and Women-owned Business enterprises (WBE), whereas the CB-2 project has good programs. He noted that the shadow studies indicate that the Yerba Buena West building casts shadows in the afternoon.

Mr. Topham spoke in support of item (k).

President Kouba read statements into the record from Mark Heyer and Tim Boyle, members of the Multimedia Development Group, supporting the video display for the Yerba Buena Gardens Retail/Entertainment Center.

Ms. Simon responded to questions from the Commissioners regarding the dimensions and height of the screens and issues raised by Mr. and Ms. Gruen.

Ms. Ong and Mr. Stern noted their concern that the area along Mission Street is bleak. Ms. Simon gave an overview of the two stories of retail along Mission and suggested ways the bleakness could be alleviated.

Mr. Rosales inquired regarding a suggestion from Mutual of New York for a pedestrian bridge across Fourth Street and Ms. Sause indicated that a bridge was not met with acceptance by City Planning and the neighborhood was totally opposed. In addition, funds are not available to build a pedestrian bridge.

- (1) Mr. Graves introduced item (1), a workshop, and establishing a Policy for the completion of Central Block 3 (CB-3) Children's Facilities in Yerba Buena Center and providing capital and operating costs. The action being proposed is to clearly establish the Agency's commitment to the completion of the Children's Facilities on CB-3, identify the potential sources of funding for the capital costs of the Children's Center and the ongoing subsidy for the Children's Place. In accordance with Commission actions since 1990, the Agency has proceeded with plans to provide funding for the Children's Facilities. The CB-3 hotel tax supported bond sale issue was inadequate to entirely fund completion of the facilities. The operating subsidy required by the Children's Place was to have been provided by land sales proceeds from a deal with the developer of Central Blocks and East Block 2, however, the agreement with the developer was subsequently terminated and a new source of subsidy has to be identified. Staff has reviewed the potential sources available and believe that a combination of excess YBC bond proceeds and other funds, such as the Marriott Hotel payments, land sales and interest earnings, can be used to furnish both the capital costs and operating subsidy for the Children's Place. The Commissioners have been provided with a summary of projected financing needs and staff recommendations regarding sources of funds as well as responses to additional issues raised by Commissioner Kitahata.

Robert Gamble, Deputy Executive Director, Finance & Project Development, summarized the contents of staff memorandum, and responded to questions from the Commissioners.

Mr. Kitahata distributed an amended resolution to the Commission and noted the changes from staff resolution.

The following persons spoke in support of item (1): Judith Baker and Leah Mercado, South of Market Child Care; Fei Tsen, President, Board of Directors of the Children's Place; Supervisor Bierman; Sheila Bergman, Deputy Director, Children's Place; Rose Marie Fernandez Ruel, Treasurer, Children's Place; Aura Oslapas; Reina Tangulig, South of Market Problem Solving

Council; Jim Collins, member, Citizens Advisory Committee for the Ice Rink; and John Elberling, Yerba Buena Consortium.

Several speakers requested operating subsidies be provided for the child care facility.

Ms. Tsen noted her support of staff resolution and indicated that many supporters had to leave the meeting due to time constraints.

Supervisor Bierman expressed appreciation to the Commission and staff for their efforts.

Mr. Kitahata reviewed the changes he had made to staff resolution. He indicated that his version does not give staff blanket authority, but requires authority be requested, and directs staff to examine costs for operating the child care facility.

President Kouba indicated that the operating subsidy for the child care facility should be kept separate from capital and operating costs for the Children's Place.

Mr. King indicated that the Commission has a commitment to find a way to fund the entire project, which includes an operating subsidy for the child care facility.

Ms. Tsen, also speaking for Supervisor Bierman, noted her concern that Mr. Kitahata's resolution would have a negative impact because of references to another City agency and the Mexican Museum. She requested the Commission adopt staff resolution.

Following an extensive discussion between the Commissioners and staff, the following motion was made:

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. STERN, THAT STAFF RESOLUTION NO. 26-95 BE ADOPTED AND ON ROLL CALL THE FOLLOWING ANSWERED "AYE":

Mr. King
Mr. Stern
Mr. Kouba

AND THE FOLLOWING ANSWERED "NAY":

Mr. Kitahata
Ms. Ong
Mr. Rosales
Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED.

ADOPTION: IT WAS MOVED BY MR. KITAHATA, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 26-95, AS AMENDED, BE ADOPTED.

- (m) Mr. Graves introduced item (m) the purpose of which is for consideration of the Agency's 1995/1996 Budget Proposal to the Mayor's Office. Due time constraints and the need to give careful consideration to the budget, it recommended this item be continued to the meeting of February 7, 1995.

RULE OF THE CHAIR: PRESIDENT KOUBA INDICATED THAT, SUBJECT TO THE OBJECTION OF ANY COMMISSIONER, ITEM (m) WOULD BE CONTINUED TO THE MEETING OF FEBRUARY 7, 1995. THERE BEING NO SUCH OBJECTION IT WAS SO ORDERED.

- (n) Mr. Graves introduced item (n), which requests authorization of the issuance of a Request for Proposals (RFP) for Real Estate Economics and Architectural Consulting Services for Development Feasibility Analyses and the preparation of a Building Development Program for Pier 40 in Rincon Point-South Beach. The consulting services are necessary to identify which alternative development potential of Pier 40 would be most likely to generate revenues and complement South Beach Harbor activities. The purpose of this undertaking is to provide a basis for the Agency to target its marketing efforts, analyze future development proposals and pursue any land use or regulatory changes which may be appropriate in order to develop the pier. The consultant team will be led by the selected real estate economics consultant supported by the architectural consultant and the firm of Moffatt and Nichol who are currently under contract to the Agency for structural engineering services related to Harbor development.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 27-95 BE ADOPTED.

- (o) Mr. Graves introduced item (o), which requests authorization of a Personal Services Contract in an amount not to exceed \$40,000 with Arms Research Center (ARC) to fund Business Plan Development and Grant Applications to the Department of Commerce Economic Development Administration (EDA) and the State of California Defense Adjustment Matching Grant Program to implement the Bay Area Ship Recycling Complex (BASRC) proposal and authorization for the Agency to serve as fiscal agent for BASRC. As fiscal agent for BASRC, the Agency would administer EDA grant funds and local matching funds provided by the Agency, Mare Island, and the East Bay sites (Alameda and/or Oakland). ARC has requested the Agency to provide \$40,000 to help fund final business plan development and applications for federal funds from the EDA and the California Defense Adjustment Matching Grant Program. The \$40,000 plus the \$10,000 the Agency invested in developing the BASRC Proposal

would be designated San Francisco's share of the local match required for EDA funding. Each of the other two BASRC partners (Mare Island and Alameda/Oakland) are expected to provide \$50,000 in matching funds. The Agency's funds will not be released until funding commitments from Vallejo and the East Bay are documented. ARC estimates that \$500,000 is required to fund BASRC business development and the Commissioners have been provided with information regarding anticipated funding sources. The Bay Area Ship Recycling Complex will help secure a flow of ships from both the mothball and combatant fleets, coordinate distribution of work on these ships, and help coordinate the recycling of useful components. Local reuse authorities will lease required base facilities to companies experienced in shipbreaking who commit to hiring and subcontracting goals that benefit displaced and disadvantaged workers and businesses adversely impacted by base closure.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 28-95 BE ADOPTED.

COMMISSIONERS' QUESTIONS AND MATTERS

- (a) Mr. Yee noted that he has encountered difficulties parking his car at the Agency's offices and indicated he would like staff to investigate the possibility of the Agency acquiring its own site and building its own building.

President Kouba indicated that staff will report back.

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

northeast corner of Fourth and Harrison Streets in Yerba Buena Center with Haas and Haynie; and

the southerly side of Market Street between Third and Fourth Streets in Yerba Buena Center with the San Francisco Ballet.

There will also be a Closed Session pursuant to Government Code Section 54957 on Personnel with respect to the position of Executive Director.

RECESS

It was moved by Mr. Stern, seconded by Mr. King, and unanimously carried that the meeting be recessed to Closed Sessions on Real Property Negotiations and Personnel. The meeting recessed at 10:10 p.m.

Minutes of a Regular Meeting, January 31, 1995

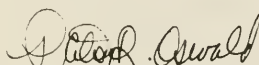
RECONVENED

At this time, 11:03 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 11:05 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Patsy R. Oswald". The signature is fluid and cursive, with the first name "Patsy" being more prominent.

Patsy R. Oswald
Agency Secretary

APPROVED

March 14, 1995

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1/7/95

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
7TH DAY OF FEBRUARY, 1995

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California at 4:00 o'clock p.m. on the 7th day of February, 1995, the place and date duly established for the holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Leroy King
Gary Kitahata
Cynthia Choy Ong
Clarence R. Stern
Benny Y. Yee

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and the following was absent:

Manuel A. Rosales, Vice President

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Rudy Nothenberg, Chief Administrative Officer; Amelita Pascual and Tricia James, South of Market Foundation; Anna Yee, South of Market Problem Solving Council; John Elberling, TODCO; Charles Range, South of Market Health Center; John Gressman, San Francisco Community Clinic Consortium; Christopher Stoehr, M.D.; Juan Maldonado, South of Market; Espanola Jackson, C.D.C. District 7 Democratic Club; Bobbie Webb, Juneteenth Festival; Genevieve Bayan, Supporters of Western Addition Culture; Jeff Roth, Natoma Neighborhood Association and South of Market; Leslie Miko and Bill Osterhaus, Center for the Arts; Reverend Arnold Townsend; and Leola King.

UNFINISHED BUSINESS

- (a) Consideration of the Agency's 1995/1996 Budget Proposal to the Mayor's Office.

Speakers: Amelita Pascual and Tricia James, South of Market Foundation; Anna Yee, South of Market Problem Solving Council; John Elberling, TODCO; Charles Range, South of Market Health Center; John Gressman, San Francisco Community Clinic Consortium; Christopher Stoehr, M.D.; Juan Maldonado, South of Market; Espanola Jackson, C.D.C. District 7 Democratic Club; Bobbie Webb, Juneteenth Festival; Genevieve Bayan, Supporters of Western Addition Culture; Jeff Roth, Natoma Neighborhood

Minutes of a Regular Meeting, February 7, 1995

Association and South of Market; Leslie Miko and Bill Osterhaus, Center for the Arts.

MOTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT A SEPARATE REQUEST BE MADE FOR FUNDING FOR FOUR SPECIAL EVENTS: CARNIVAL, WESTERN ADDITION SOCIETY'S CELEBRATION OF THE SEASON, EARTHDAY AND JUNETEENTH, AS A DIRECT GENERAL FUND ALLOCATION TO THE AGENCY.

MOTION: IT WAS MOVED BY MR. KITAHATA, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT AN ADDITIONAL \$2 MILLION OF TAX INCREMENT BE REQUESTED AS A PAY-AS-YOU-GO FUNDING SOURCE FOR THE AGENCY IN LIEU OF THE USE OF BOND PROCEEDS.

MOTION: IT WAS MOVED BY MR. KITAHATA, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT ADDITIONAL FUNDS FOR AFFORDABLE HOUSING BE REQUESTED CONTINGENT UPON THE APPROVAL BY THE BOARD OF SUPERVISORS OF AN INCREASE IN THE SPENDING LIMIT FOR THE GOLDEN GATEWAY REDEVELOPMENT PROJECT AREA.

MOTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT AN ADDITIONAL \$50,000 BE INCLUDED IN THE ECONOMIC DEVELOPMENT BUDGET ALLOCATED TO BUSINESS ASSISTANCE IN THE SOUTH OF MARKET AREA.

NEW BUSINESS - CONSENT AGENDA

THE ITEMS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 29-95 Commends and expresses appreciation to Rudy Nothenberg for his services as Chief Administrative Officer of the City and County of San Francisco upon the occasion of his retirement.

Speaker: Rudy Nothenberg, Chief Administrative Officer.

- (b) Resolution No. 30-95 requests authorization for the Executive Director and a Commissioner to attend the California Redevelopment Association's Annual Conference in San Diego, California, March 8-10, 1995, at a cost not to exceed \$1,300.
- (c) Resolution No. 31-95 requests authorization of a First Amendment to the Agency's Employment Agreement with Executive Director Clifford W. Graves.
- (d) Resolution No. 32-95 requests authorization of a predevelopment loan for an amount not to exceed \$100,000 to the San Francisco Housing Development Corporation for expenses related to predevelopment work for the acquisition and development of Parcel 1100-T, located at the northeast corner of Divisadero and Ellis Streets; Western Addition A-2.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. KITAHATA, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a) THROUGH (d), RESOLUTION NUMBERS 29-95 THROUGH AND INCLUDING 32-95, BE ADOPTED.

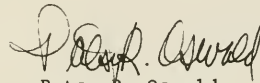
PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Speakers: Reverend Arnold Townsend and Leola King.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Kitahata, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:45 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

April 18, 1995

5

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
14TH DAY OF FEBRUARY, 1995

4/95
The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California at 4:00 o'clock p.m. on the 14th day of February 1995, the place and date duly established for the holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Manuel A. Rosales, Vice President
Leroy King
Cynthia Choy Ong
Clarence R. Stern
Benny Y. Yee

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and the following was absent:

Gary Kitahata (Arrived 4:35 p.m.)

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Jim West and Peter Hartman, South of Market Neighborhood Association; Theodore Myers; Nan Castle; David Myers and Maxwell Myers, Campaign to Save Hunt Lane; Cheryl Wicker, Jernigan Wicker Fine Arts; Dell Storts; Jerry Kuns; Ken Praszker, 147 Natoma Property Owner; Kevin Hardiman, Pacific Bell; Thomas Lile, Owner of 145 Natoma; Charles Candan, owner, House of Shields Bar and Grill; John Buss and Redmond Kernan, Hampshire Properties, Inc.; James Fang, Mayor's Office of Trade and Commerce; Liz Risner and Marc Trotz, Mayor's Office of Housing; Paula Collins, WDG IV Partners; Gordon Matthews, Mutual of New York; John Elberling, TODCO; Larry Shockey, John Kok, Orlando Calderon and Philip Ragozzino, C. Hillside Village Homeowners Association; Connie Barden, Hospice by the Bay; and Bobbie Webb.

Representing the press was: Gerald Adams, San Francisco Examiner.

UNFINISHED BUSINESS

- (a) Resolution No. 33-95 requests approval of a Proposed Budget for the period July 1, 1995 through June 30, 1996 and authorizing the Executive Director to submit it to the Mayor and the Board of Supervisors of the City and County of San Francisco.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 33-95 BE ADOPTED.

NEW BUSINESS - CONSENT AGENDA

THE ITEMS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Void
- (b) Resolution No. 34-95 requests authorization of a \$45,000 Grant increase to Housing for Independent People in connection with maintenance expenses related to the operation of 820 O'Farrell Street as affordable housing for the mentally disabled.
- (c) Resolution No. 35-95 requests authorization of a Second Amendment to the Agreement for Disposition of Land Improvements for Private Rehabilitation with Steven L. Tate and Janice R. Trapp revising the schedule of performance in connection with 1866 Turk Street located on the north side of Turk Street between Divisadero and Broderick Streets; Western Addition A-2.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (b) AND (c), RESOLUTION NUMBERS 34-95 AND 35-95, BE ADOPTED.

RECESS

President Kouba announced that the meeting would be recessed to a meeting of the San Francisco Redevelopment Financing Authority. The meeting recessed at 4:15 p.m. and reconvened at 4:18 p.m. with the same roll call.

NEW BUSINESS - REGULAR AGENDA

- (d) Resolution No. 36-95 requests authorization to execute Loan Agreements relating to the issuance of certain bonds by the City and County of San Francisco Redevelopment Financing Authority, approving the final official statements relating to such Bonds and authorizing and approving other matters properly relating thereto.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 36-95 BE ADOPTED.

- (e) Resolution No. 37-95 requests authorization for the Executive Director to execute a Program Agreement between the Redevelopment Agency and Wells Fargo Bank for the \$500,000 Chinatown Loan Program, a Loan Loss Reserve and Interest Buydown Program for Small Businesses.

Speaker: James Fang, Mayor's Office of Trade and Commerce.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 37-95 BE ADOPTED.

- (f) Resolution No. 38-95 requests authorization of a Personal Services Contract with Parson Brinckerhoff Quade & Douglas, Inc. in an amount not to exceed \$451,000 related to the Transbay Area Plan and Implementation Program; Transbay Transit Terminal Redevelopment Survey Area.

At this time, 4:35 p.m., Mr. Kitahata arrived at the meeting.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 38-95 BE ADOPTED.

- (g) Resolution No. 39-95 requests authorization of a First Amendment to the Loan Agreement in the amount of \$300,000 with Hospice by the Bay for the development of a 51-bed independent living residence for persons with HIV/AIDS at 141 Leland Avenue as part of the Housing Opportunities for Persons with AIDS ("HOPWA") Program.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. KITAHATA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 39-95 BE ADOPTED.

- (h) Presentation of the Continuum of Care Homeless Plan.

Speakers: Liz Risner and Marc Trotz, Mayor's Office of Housing.

- (i) Resolution No. 40-95 requests conditional approval of the Preliminary Construction Documents for the Central Block 2 (CB-2) Entertainment/Retail Center; Yerba Buena Center.

Speakers: Paula Collins, WDG Partners; Gordon Matthews, Mutual of New York; and John Elberling, TODCO.

ADOPTION: IT WAS MOVED BY MR. KITAHATA, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 40-95 BE ADOPTED.

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. The property is located at the northeast corner of Third and Howard Streets (East Block 2-C) in Yerba Buena Center and the entity the Agency may negotiate with is Hampshire Properties, Inc.

ADJOURNED

It was moved by Mr. King, seconded by Mr. Stern, and unanimously carried that the meeting be adjourned to a Closed Session. The meeting adjourned at 5:50 p.m.

RECONVENED

At this time, 6:15 p.m., the meeting reconvened back to the Regular Session with the same roll call.

NEW BUSINESS - REGULAR AGENDA (Continued)

- (j) Consideration of report on the commitment of Hunt and Natoma property owners to be assessed for the cost of reopening Hunt Lane; Yerba Buena Center.

Speakers: Jim West and Peter Hartman, South of Market Neighborhood Association; Theodore Myers; Nan Castle; David Myers and Maxwell Myers, Campaign to Save Hunt Lane; Cheryle Wicker, Jernigan Wicker Fine Arts; Dell Storts; Jerry Kuns; Ken Praszker, 147 Natoma Property Owner; Kevin Hardiman, Pacific Bell; Thomas Lile, Thomas Lile, Owner of 145 Natoma; Charles Candan, owner, House of Shields Bar and Grill; John Buss and Redmond Kernan, Hampshire Properties, Inc.

MOTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, THAT ITEM (j) BE CONTINUED FOR THIRTY DAYS AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Ms. Ong
Mr. Rosales
Mr. Stern
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Kitahata
Mr. Kouba

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

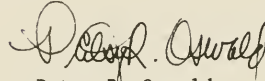
PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Speakers: Larry Shockey, John Kok, Orlando Calderon and Philip Ragozzino, C. Hillside Village Homeowners Association.

ADJOURNMENT

It was moved by Mr. Stern, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:35 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Patsy R. Oswald". The signature is fluid and cursive, with the first name "Patsy" being more prominent.

Patsy R. Oswald
Agency Secretary

APPROVED

April 18, 1995

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MINUTES OF A SPECIAL MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
24TH DAY OF FEBRUARY, 1995

24/95

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a Special meeting in front of 770 Golden Gate Avenue in the City of San Francisco, California at 1:30 o'clock p.m. on the 24th day of February 1995, the place and date duly established for the holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Manuel A. Rosales, Vice President
Leroy King
Clarence Stern
Benny Y. Yee

and the following were absent:

Gary Kitahata
Cynthia Choy Ong

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The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Yvette McCoy and Bob Harrington, Future Perfect, Inc.; Larry Shockey, Orlando Calderon and John Kok, C. Hillside Village Homeowners Association; and Robert Sims, Associated Management.

NEW BUSINESS

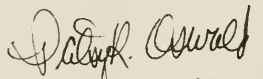
Site Tour of C. Hillside Village, Hunters Point Redevelopment Project area beginning at 21 Rebecca. The purpose of the tour was for the Commission to view the problems C. Hillside Village homeowners are experiencing and to view other sites in the Hunters Point area.

Mr. Rosales left the meeting at this time, 3:45 p.m.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4:10 p.m.

Respectfully submitted,


Patsy R. Oswald
Authority Secretary

APPROVED

April 18, 1995

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
28TH DAY OF FEBRUARY, 1995

28/95

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California at 4:00 o'clock p.m. on the 28th day of February, 1995, the place and date duly established for the holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Manuel A. Rosales, Vice President
Leroy King
Clarence R. Stern
Benny Y. Yee

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and the following were absent:

Gary Kitahata (Arrived 4:10 p.m.)
Cynthia Choy Ong

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Doris Ward, City Assessor; David Bussey, City Assessor's Office; Jeff Mori, Chair, Friends of the Peace Plaza; Yori Wada, Nihonmachi Community Development Corporation; Joel Lipski, Mayor's Office of Housing; Matt Starr, Community Housing Partnership; Daniel Hernandez and Philip Dochow, Mission Housing Development Corporation; Robert Seelig, Mercy/Charities Housing California; Anna Yee, South of Market Problem Solving Council; Michael Chan, Asian, Inc.; Al Williams, Chair, Mayor's Hunters Point Shipyard Citizens Advisory Committee; Fei Tsen, President of the Board of Directors, Children's Place; Sheila Bergman, Deputy Director, Children's Place; Jan McMillan, Children's Council of San Francisco; Supervisor Sue Bierman; John Elberling, Yerba Buena Consortium; Judith Baker, Leach Mercado and Evan Magayanes, South of Market Childcare Center; Susanna Shimizu, Chinatown Community Children's Center; Reina Tanguilig and Anna Lee, South of Market Problem Solving Council; Lorraine Honig, Coleman Advocates for Children; Teresa Scherzer, representing Norman Yee, WV Yee Children's Services; Gloria Root, Treasure Island Citizens Reuse Committee; Bonnie Fisher, ROMA Design Group; Mickey San Francisco Hispanic Chamber of Commerce; Larry Shockey, Orlando Calderon and Mary Iacoponi, Hillside Village Homeowners Association; Daniel Angius, Angius & Terry, Counsel for Hillside Village Homeowners Association; Kimio Kimura, Peace Plaza; Ocie Mae Rogers; Kathy Aola; Yvette McCoy, Future Perfect, Inc.; Monique Nakagawa and John Darrah, Asian, Inc.; George G. Saxton, Gerson/Overstreet; Teresa Scherzer, Wu Yee Children's Services; Naomi Porat, Sedway Associates; L. Jamerson; Steve Briggs;

Minutes of a Regular Meeting, February 28, 1995

Jose C. Lucero, Observer/Hillside Village; Rosa Montes and Aimee Brown, Artemis Capital Group.

Representing the press was: John King, San Francisco Chronicle.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 42-95 requests authorization of a \$10,198 predevelopment loan increase with Housing for Independent People in connection with the development of affordable housing at 1096 Eddy Street, as part of the Citywide Tax Increment Housing Program.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA (a), RESOLUTION NO. 42-95, BE ADOPTED.

Mr. Kitahata arrived at this time, 4:10 p.m.

NEW BUSINESS - REGULAR AGENDA

- (b) City Assessor Doris Ward and her associate David Bussey made presentations on property tax assessments in redevelopment project areas.
- (c) Resolution No. 43-95 requests approval of a transfer of \$600,000 to the City and County of San Francisco to be used for rehabilitation of the Peace Plaza in the Western Addition A-1.

Speakers: Jeff Mori, Chair, Friends of the Peace Plaza; and Yori Wada, Nihonmachi Community Development Corporation.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 43-95 BE ADOPTED.

- (d) Resolution No. 44-95 requests authorization of a Grant Agreement for \$1,500,000 to Community Housing Partnership for development expenses in connection with the acquisition and capital improvements of the Iroquis Hotel located at 835 O'Farrell Street as part of the Citywide Tax Increment Housing Program.

Speaker: Joel Lipski, Mayor's Office of Housing.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 44-95 BE ADOPTED.

- (e) Resolution No. 45-95 requests authorization of a \$233,282 increase in the funding commitment to Mission Housing Development Corporation in connection with the development of 20 affordable family apartments at 1290-1294 Potrero Avenue as part of the Citywide Tax Increment Housing Program.

ADOPTION: IT WAS MOVED BY MR. KITAHATA, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 45-95 BE ADOPTED.

- (f) Resolution No. 46-95 requests authorization of a funding commitment not to exceed \$2,700,000 to Mercy/Charities Housing California in connection with the acquisition and rehabilitation of the Rose Hotel located at 125 Sixth Street in the South of Market.

Speaker: Anna Yee, South of Market Problem Solving Council.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 46-95 BE ADOPTED.

- (g) Resolution No. 47-95 requests authorization of a Conditional Funding Commitment in an amount not to exceed \$687,113 to Asian, Inc. for the development of 30 affordable family rental units at 479 Natoma Street in the South of Market.

Speaker: Anna Yee, South of Market Problem Solving Council.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 47-95 BE ADOPTED.

President Kouba indicated that item (i) would now be heard.

- (i) Resolution No. 49-95 requests endorsement of the selection of a Proposed Draft Plan as the Preferred Alternative for the purpose of initiating Environmental Analysis for the Redevelopment of the Hunters Point Naval Shipyard.

Speaker: Al Williams.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 49-95 BE ADOPTED.

- (h) A workshop and Resolution No. 48-95 approving the Policy confirming the sources and uses of funds for the construction and operating costs for the Children's Place and establishment of an endowment of \$492,000 for the Child Care Center; Yerba Buena Center.

Speakers: Fei Tsen, President of the Board of Directors, Children's Place; Sheila Bergman, Deputy Director, Children's Place; Jan McMillan, Children's Council of San Francisco; Supervisor Sue Bierman; John Elberling, Yerba Buena Consortium; Judith Baker, Leah Mercado and Evan Magayanes, South of Market Child Care Center; Susanna Shimizu, Chinatown Community

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Children's Center; Reina Tanguilig, South of Market Problem Solving Council; Lorraine Honig, Coleman Advocates for Children; and Teresa Scherzer, representing Norman Yee, WV Yee Children's Services.

MOTION: IT WAS MOVED BY MR. KITAHATA, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT STAFF EVALUATE THE EXPERTISE NEEDED TO ANALYZE POTENTIAL REVENUE GENERATION IN THE CHILDREN'S CENTER ON CENTRAL BLOCK 3 IN YERBA BUENA CENTER.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION 48-95 BE ADOPTED.

RECESS

President Kouba announced that there would be a brief recess. The meeting recessed at 6:55 p.m. and reconvened at 7:00 p.m. with the same roll call.

- (j) Resolution No. 50-95 requests authorization of a Personal Services Contract in an amount not to exceed \$813,800 with ROMA Design Group for Reuse Planning for Naval Station Treasure Island.

Speakers: Gloria Root, Treasure Island Citizens Reuse Committee; and Bonnie Fisher, ROMA Design Group.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 50-95 BE ADOPTED.

- (k) Resolution No. 51-95 requests authorization of the selection of Artemis Capital Group to underwrite the refinancing of debt issued in 1992 to support the construction of public facilities in the Yerba Buena area.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KITAHATA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 51-95 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Speakers: Mickey Rosado, San Francisco Hispanic Chamber of Commerce; and John Elberling, Yerba Buena Consortium.

REPORT OF THE EXECUTIVE DIRECTOR

- (a) Hillside Village; Hunters Point.

Speakers: Larry Shockey and Daniel Angius, C. Hillside Village Homeowners Association.

- (b) Hunt Lane; Yerba Buena Center.

COMMISSIONERS' QUESTIONS AND MATTERS

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT AN APPROPRIATE RESOLUTION BE PREPARED ACKNOWLEDGING THE ACHIEVEMENTS OF MRS. RUTH WILLIAMS WHO RECENTLY PASSED AWAY.

President Kouba announced that the meeting would be recessed to a Closed Session pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. The property is located at the northeast corner of Fourth and Harrison Streets in Yerba Buena Center and the entity the Agency may negotiate with is Hass and Haynie.

RECESS

It was moved by Mr. King, seconded by Mr. Stern, and unanimously carried that the meeting be recessed to a Closed Session on Real Property Negotiations. The meeting recessed at 7:50 p.m.

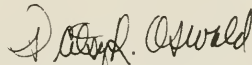
RECONVENED

At this time, 8:08 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. Stern, seconded by Mr. Rosales, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:10 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

April 18, 1995

35
4
4/95

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
14th DAY OF MARCH, 1995

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California at 4:00 o'clock p.m. on the 14th day of March, 1995, the place and date duly established for the holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Gary Kitahata
Cynthia Choy Ong
Clarence R. Stern
Benney Y. Yee

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and the following were absent:

Manuel A. Rosales, Vice President
Leroy King, (Arrived 4:20 p.m.)

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Marie Acosta-Colon, Executive Director, Mexican Museum; William J. Johnson, 670 Howard; Jim West, South of Market Neighborhood Association; Maxwell Myers, David Myers, Cheryle Wicker, Bobby Wendt, Parallel Universe Creative Services, Zoe Quandt, A. Quandt & Sons, Jorge Montanez, Joseph Lyford, Jr., Kent Barbour, Jennifer Powell, R. Nathan, Linda Cox, Tom Lile, Ken Prasker, Michael Dunen, Judy Lockwood (Natoma Cafe), Sidney Weinstein, Alison Woolfolk, Mike Hamman, Michael Liener and Elaine Myers, Campaign to Save Hunt Lane; Ross Mirkarimi, representing Supervisor Terence Hallinan; Redmond Kernan, RFK Associates; Karen Carr Homeowners Association; John Elberling, Yerba Buena Consortium; Shirley Bierly, Senior Power; Anna Yee, South of Market Problem Solving Council; Jane Kinzler, TODCO; Jim Buckley, BRIDGE Housing Corporation; Rebecca Ramirez, Larry Anderson and Jose Lucero, Hillside Village; Gregory S. Nerland, Attorney for Future Perfect, Inc.; Yvette McCoy and Robert Arrington, Future Perfect, Inc.; Bobbie Webb, R & B Music Foundation; Rick Mariano, Rincon Point-South Beach Citizens Advisory Committee; John Buss, Hampshire Properties, Inc.; Mark Hornberger, Architect, Forte Hotel; Jamal Mogannam and Manuel Dudum, St. George Church; Luis Belmonte, AMB Properties; Dennis Henmi and Joseph Chance, Architects, AMB Properties; James McCray, Floyd Pierce, Gerald B. Jones, Dale M. Weatherspoon and Harry L. Williams Jones Memorial United Methodist Church; George Saxton, NOMA/Gerson Overstreet; Ed Campana; and David Tsai, Ou Interests, Inc.

Minutes of a Regular Meeting, March 14, 1995

Representing the press were: Gerald Adams, San Francisco Examiner; and Dan Levy, San Francisco Chronicle.

Marie Acosta-Colon, Executive Director, Mexican Museum, spoke regarding the selection of an architectural firm to design the Museum's new building in Yerba Buena Center.

President Kouba announced that there would be a Closed Session pursuant to Government Code 54956.9(b) regarding threatened litigation.

ADJOURNMENT

It was moved by Mr. Stern, seconded by Mr. Kitahata, and unanimously carried that the meeting be adjourned to a Closed Session. The meeting adjourned at 4:15 p.m.

RECONVENED

At this time, 4:30 p.m., the meeting reconvened back to the Regular Session with the same roll call, with the addition of Mr. King.

UNFINISHED BUSINESS

- (a) Resolution No. 53-95 determining not to proceed with the creation of a pedestrian walkway to be located on Hunt Street between Third Street and the Natoma Street turnaround and reaffirming Resolution No. 16-95 which approved Hampshire Properties' Basic Concept Design for a Hotel to be located at the corner of Third and Howard Streets; Yerba Buena Center.

Speakers: William J. Johnson, 670 Howard; Jim West, South of Market Neighborhood Association; Maxwell Myers, David Myers, Cheryle Wicker, Bobby Wendt (Parallel Universe Creative Services), Zoe Quandt (A. Quandt & Sons), Jorge Montanez, Joseph Lyford, Jr., Kent Barbour, Jennifer Powell, R. Nathan, Linda Cox, Tom Lile, Ken Prasker, Michael Dunen, Judy Lockwood (Natoma Cafe), Sidney Weinstein, Alison Woolfolk, Mike Hamman, Michael Liener and Elaine Myers, Campaign to Save Hunt Lane; Ross Mirkarimi, representing Supervisor Terence Hallinan; and Redmond Kernan, RFK Associates.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. ONG THAT ITEM (a) BE CONTINUED.

Commissioners Kouba, King, Kitahata and Stern voted against the motion.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. KITAHATA, THAT RESOLUTION NO. 53-95 BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Kitahata
Mr. Stern
Mr. Kouba

AND THE FOLLOWING VOTED "NAY":

Ms. Ong
Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

- (b) Resolution No. 54-95 requests authorization of an extension of Exclusive Negotiations with Hampshire Properties, Inc. for the purchase and development of the site located at the northeast corner of Third and Howard Streets (Parcel EB-2C); Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 54-95 BE ADOPTED.

RECESS

President Kouba announced that there would be a brief recess. The meeting recessed at 5:45 p.m. and reconvened at 5:55 p.m. with the same roll call.

NEW BUSINESS - CONSENT AGENDA

- (a) Approval of Minutes: Regular Meetings, January 17 and 31, 1995.
- (b) Authorizing a First Amendment to the contract for messenger services with On Target Delivery Service.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEM (b), RESOLUTION NO. 55-95, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (c) Resolution No. 56-95 requests authorization of a First Amendment to the Owner Participation Agreement with Jones Memorial United Methodist Church for the development of 1975 Post Street; Western Addition A-1.

Speaker: James McCray, Jr. Jones Memorial United Methodist Church.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 56-95 BE ADOPTED.

- (d) Resolution No. 57-95 recommends construction of the E-Line Trolley Line Connection, on the Embarcadero, linking the Fisherman's Wharf F-Line with the Muni Metro Extension and authorizing communications to appropriate parties to take steps necessary to implement the Connection; Rincon Point-South Beach.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 57-95 BE ADOPTED.

- (e) Workshop for the Conceptual Design of AMB Properties development for housing at Third and Harrison Streets in Yerba Buena Center.

Speakers: Karen Carr, Museum Parc Homeowners Association; Jim West, South of Market Neighborhood Association and Yerba Buena Consortium; Luis Belmonte, representing the developer; Dennis Henmi and Joseph Chance, Architects

- (f) Consideration of marketing the Supermarket/Housing Site at Fourth and Harrison Streets in Yerba Buena Center.

Speakers: Karen Carr, Museum Parc Homeowners Association and South of Market Neighborhood Association; John Elberling, Yerba Buena Consortium; Shirley Bierly, Senior Power; Anna Yee, South of Market Problem Solving Council; Jane Kinzler, TODCO; and Jim Buckley, BRIDGE Housing Corporation.

- (g) Report on evaluation of expertise needed to analyze potential revenue generation in the Children's Center on Central Block 3 in Yerba Buena Center.
- (h) Report on Hillside Village and Resolution No. 58-95 authorizing an extension of Exclusive Negotiations with Future Perfect, Inc. to March 28, 1995, for the development of the parcel located on the south side of Keith Street at Hudson Avenue in Hunters Point.

Speakers: John Kok, Rebecca Ramirez, Larry Anderson and Jose Lucero, Hillside Village; Gregory S. Nerland, Attorney for

Future Perfect, Inc.; Yvette McCoy and Robert Arrington, Future Perfect, Inc.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. ONG, AND CARRIED, WITH MR. KOUBA OPPOSING, THAT RESOLUTION NO. 58-95 BE ADOPTED.

- (i) Resolution No. 59-95 requests authorization of a Personal Services Contract in an amount not to exceed \$44,000 with Alice Estill Miller, Consulting Planner, for the preparation of Federal Environmental Review Requirements in connection with the Housing Opportunities for Persons with AIDS (HOPWA) Program.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 59-95 BE ADOPTED.

- (j) Resolution No. 60-95 requests authorization to pay \$45,338.23 to California Newspaper Service Bureau for Fair Housing and Equal Opportunity advertising in connection with the creation of a Centralized Housing Wait List for HIV/AIDS Households.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 60-95 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Speaker: Bobbie Webb, Juneteenth Festival.

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

east side of Fillmore Street between Ellis and Eddy Streets in the Western Addition A-2 with Fillmore Renaissance; and

770 Golden Gate Avenue with the San Francisco City Employees Credit Union.

Hunters Point Naval Shipyard and the Naval Station Treasure Island with the United States Navy.

RECESS

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be recessed to Closed Sessions on Real Property Negotiations. The meeting recessed at 8:40 p.m.

Minutes of a Regular Meeting, March 14, 1995

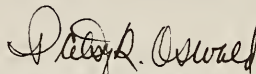
RECONVENED

At this time, 9:33 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. Stern, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 9:35 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Patsy R. Oswald". The signature is fluid and cursive, with the first name "Patsy" being more prominent.

Patsy R. Oswald
Agency Secretary

APPROVED

May 2, 1995

35
4
1/21/95

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
21ST DAY OF MARCH, 1995

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California at 4:00 o'clock p.m. on the 21st day of March, 1995, the place and date duly established for the holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Manuel A. Rosales, Vice President
Leroy King
Gary Kitahata
Cynthia Choy Ong
Clarence R. Stern
Benny Y. Yee

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and the following was absent:

None

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Reverend Edgar Boyd; Dr. Shirley Thornton; Dr. Yong Hyo; Dennis Kwai; James Jefferson, The Jefferson Company; Patricia Vaughey, PADS; Mary Helen Rogers; Naomi Gray and Wayne Corn, Mayor's Western Addition Task Force; Geraldine Johnson; Essie Collins; Reverend Arnold Townsend; and Chuck Collins, Fillmore Renaissance Associates;

President Kouba and Ms. Ong spoke regarding the Martin Luther King, Jr. Scholarship Program sponsored by the Governments of Seoul, Korea and the City and County of San Francisco.

Speakers: Reverend Edgar E. Boyd, Selection Panel Chair; Dr. Shirley Thornton and Dr. Yong Hyo Cho, Co-Chairs; and Dennis Kwai, student.

NEW BUSINESS - CONSENT AGENDA

THE ITEMS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 61-95 requests authorization for Edmund Ong, Chief of Architecture, to travel to Atlanta, Georgia, May 4-8, 1995 to attend the National Convention of the American Institute of Architects at a cost not to exceed \$1,800.

Minutes of a Regular Meeting, March 21, 1995

- (b) Resolution No. 62-95 requests ratification of travel for Larry Florin, Office of Military Base Closure, to Washington, D.C. to attend the California Local Government Coalition on Military Base Reuse and authorizing reimbursement of travel expenses in an amount not to exceed \$2,300.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a) AND (b), RESOLUTION NUMBERS 61-95 AND 62-95, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (c) Progress Report on the Lower Fillmore Revitalization Project and Parcel 732-A; Western Addition A-2.

Presentation: James Jefferson, The Jefferson Company.

Speakers: Patricia Vaughey, PADS; Mary Helen Rogers; Naomi Gray and Wayne Corn, Mayor's Western Addition Task Force; Geraldine Johnson; Essie Collins; Reverend Arnold Townsend; and Chuck Collins, Fillmore Renaissance Associates.

Mr. Rosales left the meeting at 6:00 p.m. during the discussion item (c).

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Speaker: Patricia Vaughey.

REPORT OF THE EXECUTIVE DIRECTOR

- (a) Hunt Lane; Yerba Buena Center.

President Kouba announced that there would be a Closed Session pursuant to Government Code 54956.9(b) regarding threatened litigation. The party threatening to initiate litigation is C. Hillside Village Homeowners Association.

RECESS

It was moved by Mr. Yee, seconded by Mr. King that the meeting be adjourned to a Closed Session on threatened litigation. The meeting recessed at 6:45 p.m.

RECONVENED

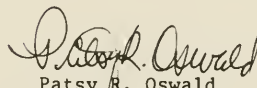
At this time, 7:23 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

Minutes of a Regular Meeting, March 21, 1995

ADJOURNMENT

It was moved by Mr. Stern, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:25 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

May 2, 1995

5
8/95
MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
28TH DAY OF MARCH, 1995

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California at 4:00 o'clock p.m. on the 28th day of March, 1995, the place and date duly established for the holding of such a meeting.

The Acting President called the meeting to order and on roll call the following answered present:

Manuel A. Rosales, Acting President
Cynthia Choy Ong
Clarence R. Stern
Benny Y. Yee

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and the following were absent:

Jon Henry Kouba, President (Arrived 4:10 pm)
Leroy King (Arrived 4:10 pm)
Gary Kitahata (Arrived 4:10 pm)

The Acting President declared that a quorum was present.

Richard T. Kono, Senior Deputy Executive Director, and staff members were also present.

Also present were: Buck Bagot; Olsen Lee, Mayor's Office of Housing; Greg Nerland and Yvette McCoy, Future Perfect, Inc.; Marvin Kiles; Alvin Norman; Olin Iteh; Essie Webb; Hazel King; David Wolfe, Lorraine Brown, J. Mendoza, Orlando Calderon and Larry Shockey, Hillside Village Homeowners Association; Anna Wong; Annie Chung; Michael Kay; Nancy Lew; Steven Tate; Janice Trapp; Robert McCurn; Simon Brown; Wayne Moscow, President Premier Yacht Sales; Denise Connally, Keyser Marston Associates; Daniel Hernandez, Mission Housing Development Corporation; Vanessa Mobley and Shannon Garcia, Women's Alcoholism Center; Stephen Taber, Jennifer Spangler and Martha Sanger, Artspace Development Corporation; John Elberling, Yerba Buena Consortium; .

UNFINISHED BUSINESS

- (a) Status report on issues related to the C. Hillside Village development and consideration of period of Exclusive Negotiations with Future Perfect, Inc. for the development of Site X located on the south side of Keith Street at Hudson Avenue; Hunters Point.

At this time, 4:10 p.m., President Kouba arrived at the meeting and assumed the Chair.

At this time, 4:10 p.m., Commissioners King and Kitahata arrived at the meeting.

Speakers: Greg Nerland and Yvette McCoy, Future Perfect, Inc.; Marvin Kiles; Alvin Norman; Olin Iteh; Essie Webb; Hazel King; David Wolfe, Lorraine Brown, J. Mendoza, Orlando Calderon and Larry Shockey, C. Hillside Village Homeowners Association.

At this time, 5:20 p.m., Executive Director Clifford Graves arrived at the meeting and conducted the remainder of the meeting.

MOTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, THAT THE EXCLUSIVE NEGOTIATIONS PERIOD BE EXTENDED TO APRIL 11, 1995 AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Ms. Ong
Mr. Rosales
Mr. Stern
Mr. Kouba

AND THE FOLLOWING VOTED "NAY":

Mr. Kitahata
Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

At this time, 5:45 p.m., Mr. Rosales left the meeting.

NEW BUSINESS - CONSENT AGENDA

President Kouba recognized former Commissioner Buck Bagot.

THE ITEMS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE VOTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 63-95 requests authorization of a Second Amendment to the Personal Services Contract with Ted P. Maniatis which increases the contract amount by \$15,000 for Construction Coordination Services; Yerba Buena Center.
- (b) Resolution No. 64-95 requests approval of former Commissioner Buck Bagot's request for permission to work with Nonprofit Groups seeking Agency housing funds.
- (c) Resolution No. 65-95 requests authorization of Health Coverage through the City's Health Service System for Agency Commissioners.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a), (b) AND (c), RESOLUTION NUMBERS 63-95, 64-95 AND 65-95, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

President indicated that item (i) would now be considered.

- (i) Resolution No. 71-95 requests authorization of a Personal Services Contract in an amount not to exceed \$225,000 with Self-Help for the Elderly as Fiscal Agent for the Chinatown for Litter Free Environmental and Neighborhood Council, a community based coalition formed to operate a Comprehensive Street Cleaning Business Venture from April 1, 1995 to March 31, 1996, as part of the approved Chinatown Economic Development Program.

Speaker: Anna Wong.

Present to support the item: Annie Chung; Michael Kay; and Nancy Lew.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 71-95 BE ADOPTED.

- (d) Public Hearing to hear all persons interested in the Assignment of a Land Disposition Agreement for the development of the parcel located on the north side of Turk Street between Divisadero and Broderick Streets; Western Addition A-2.

President Kouba opened the Public Hearing to hear all persons interested in this matter.

At this time, 5:55 p.m., Commissioners Ong and Yee left the meeting.

Resolution No. 66-95 requests authorization of the Assignment of an Agreement for Disposition of Land for Private Rehabilitation by Steven L. Tate and Janice R. Trapp, husband and wife, to 1866 Turk Street, a California General Partnership, in connection with the development of Parcel 1129-P located on the north side of Turk Street between Divisadero and Broderick Streets; Western Addition A-2.

- (e) Resolution No. 67-95 requests authorization of an Amendment to the Agreement for Disposition of Land and Improvements for Private Rehabilitation with 1866 Turk Street, a California General Partnership, in connection with the development of Parcel 1129-P located on the north side of Turk Street between Divisadero and Broderick Streets; Western Addition A-2.

Present to support items (d) and (e): Steven Tate; Janice Trapp; Bob McCurn; and Simon Brown.

There being no further persons wishing to appear in connection with this matter the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. KITAHATA, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 66-95, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. KITAHATA, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 67-95, BE ADOPTED.

At this time, 6:02 p.m., Commissioners Ong and Yee returned to the meeting.

- (f) Public Hearing to hear all persons interested in an Interim Sublease of a portion of Pier 40; Rincon Point-South Beach.

President Kouba opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 68-95 requests authorization of an Interim Sublease of a portion of Pier 40 with Premier Yacht Sales; Rincon Point-South Beach.

Present to support the item: Wayne Moscow, President, Premier Yacht Sales.

There being no further persons wishing to appear in connection with matter, the President declared the Public Hearing closed.

- (g) Resolution No. 69-95 requests authorization of modification of Interim Sublease Policy for Harbor related uses at the South Beach Harbor; Rincon Point-South Beach.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. KITAHATA, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 68-95, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. KITAHATA, AND UNANIMOUSLY CARRIED THAT ITEM (g), RESOLUTION NO. 69-95, BE ADOPTED.

- (h) Resolution No. 70-95 requests authorization of a Personal Services Contract with Keyser Marston Associates, Inc. in an amount not to exceed \$60,000 regarding Development Feasibility Analysis for Pier 40; Rincon Point-South Beach.

Present to support the item: Denise Connally, Keyser Marston Associates.

ADOPTION: IT WAS MOVED BY MR. KITAHATA, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 70-95 BE ADOPTED.

- (j) Resolution No. 72-95 requests authorization of a \$32,000 amendment to the Loan Agreement with Mission Housing Development Corporation as part of the Citywide Tax Increment Housing Program to pay for expenses in connection with the rehabilitation of property located at 1724 Bryant Street and leased to the Women's Alcoholism Center for affordable supportive housing.

Minutes of a Regular Meeting, March 28, 1995

Speaker: Olsen Lee, Mayor's Office of Housing.

Present to support the item: Daniel Hernandez, Mission Housing Development Corporation; and Vanessa Mobley, Women's Alcoholism Center.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 72-95 BE ADOPTED.

- (k) Resolution No. 73-95 requests authorization of a \$330,000 Grant to Artspace Development Corporation in connection with the development of affordable live-work units (5 for rent and 18 for sale to low income artists) located at 18th and Arkansas Streets as part of the Citywide Tax Increment Housing Program.

Speakers: Olsen Lee, Mayor's Office of Housing; Stephen Taber, Jennifer Spangler and Martha Sanger, Artspace Development Corporation.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. KITAHATA THAT RESOLUTION NO. 73-95 BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Kitahata
Mr. Stern
Mr. Kouba

AND THE FOLLOWING VOTED "NAY":

Ms. Ong
Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

- (1) Resolution No. 74-95 requests authorization of the issuance of a Request for Proposals to prospective developers and approving advertising expenses in connection with the offering for the purchase and development of Parcel 3751-H located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center.

Speaker: John Elberling, Yerba Buena Consortium.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 74-95 BE ADOPTED.

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at 770 Golden Gate Avenue and the entity the Agency may negotiate with is the San Francisco City Employees Credit Union.

There are three additional Closed Sessions items which arose subsequent to posting of the agenda on Friday, March 24, 1995. Pursuant to Government Code Section 54954.2(b)(2) of the Brown Act, a vote of at least five the Commission members is required to add these items.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT, IN ACCORDANCE WITH THE BROWN ACT REGULATIONS, IT HAS BEEN DETERMINED THAT A NECESSITY TO ACT ON THESE ITEMS AROSE AFTER POSTING OF THE AGENDA ON MARCH 24, 1995.

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator on price and terms of payment for Central Block 1 (CB-1) Office Building Site in the block bounded by Third and Fourth Streets and Market and Mission Streets in Yerba Buena Center with Luke Brugnara.

Pursuant to Government Code Section 54956.9(a) regarding pending litigation in regard to Johnson et al. vs. San Francisco Redevelopment Agency et al. San Francisco Superior Court No. 952622.

Pursuant to Government Code Section 54956.9(b) regarding threatened litigation. The party threatening to initiate litigation is C. Hillside Village Homeowners Association.

RECESS

It was moved by Mr. Yee, seconded by Mr. Stern, and unanimously carried that the meeting be recessed to Closed Sessions on Real Property Negotiations, Pending Litigation and Threatened Litigation. The meeting recessed at 7:25 p.m.

RECONVENED

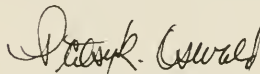
At this time, 8:18 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

Minutes of a Regular Meeting, March 28, 1995

ADJOURNMENT

It was moved by Mr. Stern, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:20 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Patsy R. Oswald". The signature is fluid and cursive, with the first name "Patsy" being more prominent.

Patsy R. Oswald
Agency Secretary

APPROVED

May 2, 1995

5
1/95

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
11TH DAY OF APRIL, 1995

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California at 4:00 o'clock p.m. on the 11th day of April, 1995, the place and date duly established for the holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Manuel A. Rosales, Vice President
Gary Kitahata
Cynthia Choy Ong
Clarence R. Stern

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and the following were absent:

Leroy King
Benny Y. Yee (Arrived 6:22 p.m. during
Closed Session)

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Robert Arrington and Yvette McCoy, Future Perfect, Inc.; John Kok; and Audrey Comeaux; Tom Flowers and Lorita Aarons, Golden Gateway Tenants Association; Eula Walters, Citizens for Open Space; Ricky Wright, Skateboarders' Advocate; Marita Dorenbecher, World Center; John Elberling, TODCO; Monique Nakagawa and Fred Collins, Asian, Inc.; Anna Yee, South of Market Problem Solving Council; Amelita Pascual, South of Market Foundation; Agnes Briones, Neighborhoods in Transition; Alice Klein, Mayor's Office of Housing; Daniel Hernandez, Mario Salgado and Lydia Ely, Mission Housing Development Corporation; John Clawson, Rincon Point Development Company; Andrew Solow, Mission resident; and Mr. & Mrs. Marcus Roth.

Representing the press was: Gerald Adams, San Francisco Examiner.

UNFINISHED BUSINESS

- (a) Status report on issues related to the C. Hillside Village development and consideration of extension of period of Exclusive Negotiations with Future Perfect, Inc. for the development of Site X located on the south side of Keith Street at Hudson Avenue; Hunters Point.

Speakers: Robert Arrington and Yvette McCoy, Future Perfect, Inc; John Kok; and Audrey Comeaux.

MOTION: IT WAS MOVED BY MR. KITAHATA, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT STAFF RECOMMENDATION NOT TO EXTEND THE EXCLUSIVE NEGOTIATIONS PERIOD WITH FUTURE PERFECT, INC. BE ACCEPTED.

NEW BUSINESS - CONSENT AGENDA

THE ITEMS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Closed Sessions, January 31, February 14 and 28, March 14 and 21, 1995.
- (b) Resolution No. 75-95 requests authorization of a First Amendment to Office Lease with the San Francisco Employees Credit Union for office space at 770 Golden Gate Avenue.
- (c) Resolution No. 76-95 requests adoption of a Resolution Commemorating April 10-16, 1995 as Community Development Block Program and National Community Development Week within the City and County of San Francisco.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEMS (b) AND (c), RESOLUTION NUMBERS 75-95 AND 76-95, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (d) Resolution No. 77-95 requests approval of the Report on the Proposed Amendments to the Embarcadero-Lower Market (Golden Gateway) and South of Market Earthquake Recovery Redevelopment Plans regarding the proposed fiscal merger of the two redevelopment project areas, and submitting it to the Board of Supervisors of the City and County of San Francisco for its information.
- (e) Public Hearing to hear all persons interested in a Proposed Amendment to the Embarcadero-Lower Market (Golden Gateway) Redevelopment Plan related to the fiscal merger of two redevelopment project areas.
- (f) Public Hearing to hear all persons interested in a Proposed Amendment to the South of Market Earthquake Recovery Redevelopment Plan related to the fiscal merger of two redevelopment project areas.

President Kouba opened the Public Hearings to hear all persons interested in these matters.

Resolution No. 78-95 requests approval and recommends an Amendment fiscally merging the Embarcadero-Lower Market (Golden Gateway) Approved Redevelopment Project Area E-1 and the South of Market Earthquake Recovery Redevelopment Project Area; and

approving and recommending other amendments relating to said merger.

Resolution No. 79-95 requests approval and recommends an Amendment fiscally merging the South of Market Earthquake Redevelopment Project Area and the Embarcadero-Lower Market (Golden Gateway) Approved Redevelopment Project Area E-1; and approving and recommending other amendments relating to said merger.

- (g) Resolution No. 80-95 requests authorization to transmit to the Board of Supervisors of the City and County of San Francisco of the recommended Amendments to the Embarcadero-Lower Market (Golden Gateway) and the South of Market Earthquake Recovery Redevelopment Plans related to the proposed fiscal merger of two redevelopment project areas.

Speakers: Tom Flowers and Lorita Aarons, Golden Gateway Tenants Association; Eula Walters, Citizens for Open Space; Ricky Wright, Skateboarders' Advocate; Marita Dorenbecher, World Center; John Elberling, TODCO; Monique Nakagawa, Asian, Inc.; Anna Yee, South of Market Problem Solving Council; Amelita Pascual, South of Market Foundation; Agnes Briones, Neighborhoods in Transition.

There being no further persons wishing to appear in connection with these matters, the President declared the Public Hearings closed.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 77-95, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 78-95, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 79-95, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KITAHATA, AND UNANIMOUSLY CARRIED THAT ITEM (g), RESOLUTION NO. 80-95, BE ADOPTED.

- (h) Public Hearing to hear all persons interested in the conditional granting of a Variance for the proposed development of Site F-1; Rincon Point-South Beach.

President Kouba opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 81-95 requests authorization to conditionally grant a Variance to the Rincon Point Development Company for

Minutes of a Regular Meeting, April 11, 1995

the proposed development of Site F-1, located at the southwest corner of Delancey and Bryant Streets, for Housing and Neighborhood Supporting Commercial Project; Rincon Point-South Beach.

Present to support the item: John Clawson, Developer.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 81-95 BE ADOPTED.

- (i) Resolution No. 82-95 requests authorization of a \$209,770 loan to Mission Housing Development Corporation in connection with the development of affordable family rental units located at 1010 S. Van Ness Avenue as part of the Citywide Tax Increment Housing Program.

Speakers: Alicia Klein, Mayor's Office of Housing; Daniel Hernandez, Mario Salgado and Lydia Ely, Mission Housing Development Corporation.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 82-95 BE ADOPTED.

REPORT OF THE PRESIDENT

- (a) Meeting held with Mayor Jordan on April 6, 1995.

REPORT OF THE EXECUTIVE DIRECTOR

- (a) Board of Supervisors actions in connection with repair costs for the Peace Plaza in the Western Addition A-2.

Andrew Solow, Mission resident, spoke regarding agenda item (i).

President Kouba announced that the need to hold a Closed Session arose after posting of the agenda on Friday, April 7, 1995. Pursuant to Government Code Section 54954.2(b)(2) of the Brown Act, a vote of at least five Commission members is required to add this item.

MOTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT, IN ACCORDANCE WITH THE BROWN ACT REGULATIONS, IT HAS BEEN DETERMINED THAT A NECESSITY TO ACT ON THIS MATTER AROSE AFTER POSTING OF THE AGENDA ON APRIL 7, 1995.

This item is pursuant to Government Code Section 54956.9(b) regarding threatened litigation. The party threatening to initiate litigation is the City and County of San Francisco.

RECESS

It was moved by Mr. Stern, seconded by Mr. Kitahata, and unanimously carried that the meeting be recessed to a Closed Session on threatened litigation. The meeting recessed at 6:20 p.m.

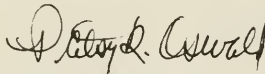
RECONVENED

At this time, 6:48 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. Rosales, seconded by Mr. Kitahata, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:50 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

May 2, 1995

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
18TH DAY OF APRIL, 1995

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California at 4:00 o'clock p.m. on the 18th day of April, 1995, the place and date duly established for the holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Manuel A. Rosales, Vice President
Leroy King
Gary Kitahata
Cynthia Choy Ong
Clarence R. Stern
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Sheila Divola Bergman, David Bolt and Sharon Talbott, Children's Place at Yerba Buena Gardens; Judith Baker, Leah Mercado and Reina Tanguilig, South of Market Child Care Center; a Group from the South of Market Teen Center; Anna Yee and Frank Avenilla, South of Market Problem Solving Council; Don Turner, BRIDGE Housing Corporation; Reverend Cecil Williams, Glide Memorial Church; Anne Stanton, Executive Director, Larkin Street Services; Tom Jones, Asian Neighborhood Design; George Hurd, William Aseltyn and Jeff Loustau, Maitri AIDS Hospice; Booker Wade, KMPT-TV; Linda Steinberg, Jewish Museum; Regina Davis, Michael Willis Associates/Glide; Fatima Angeles and Ed Fructroso, South of Market Teen Center.

Representing the press were: Gerald Adams, San Francisco Examiner; and Dan Levy, San Francisco Chronicle.

NEW BUSINESS - CONSENT AGENDA

THE ITEMS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE VOTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular meetings, February 7, 14 and 28, 1995. Special Meeting, February 24, 1995.

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Minutes of a Regular Meeting, April 18, 1995

- (b) Resolution No. 83-95 requests authorization of a Second Amendment for Professional Services, which increases the amount payable thereunder and revises the time of performance, with Terry A. Hayes Associates in connection with the preparation of an Environmental Impact Report; South of Market.
- (c) Resolution No. 84-95 requests authorization of an extension of Exclusive Negotiations with The Jewish Museum San Francisco for the purchase and rehabilitation of the Jessie Street Substation located on Central Block One bounded by Market, Mission, Third and Fourth Streets (PARCEL CB-1-JSS); Yerba Buena Center.
- (d) Resolution No. 85-95 requests authorization of a Second Amendment to the Land Disposition Agreement (LDA) with Yerba Buena Retail Partners, L.P., to revise the Schedule of Performance in connection with the CB-2 Entertainment/Retail Site (Parcel EB2/ER) located on the easterly side of Fourth Street between Mission and Howard Streets; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEMS (b) THROUGH (d), RESOLUTION NUMBERS 83-95, 84-95 and 85-95, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (e) Resolution No. 86-95 requests authorization for the Executive Director to reject all bids for construction of the CB-3 Children's Center and to take specific steps to obtain new bids within the Agency's resources; Yerba Buena Center.

Speakers: Sheila Divola Bergman, David Bolt and Sharon Talbott, Children's Place at Yerba Buena Gardens; Judith Baker, Leah Mercado and Reina Tanguilig, South of Market Child Care Center; a Group from the South of Market Teen Center; Anna Yee and Frank Avenilla, South of Market Problem Solving Council.

MOTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT ALL BIDS FOR THE CB-3 CHILDREN'S CENTER BE REJECTED AND THAT THE EXECUTIVE DIRECTOR IS AUTHORIZED TO TAKE THE FOLLOWING SPECIFIC STEPS TO OBTAIN NEW BIDS WITHIN THE AGENCY'S RESOURCES: A) ANALYZE THE DESIGN AND RECOMMEND TO THE COMMISSION SPECIFIC PROPOSALS FOR DESIGN AND PROGRAM REDUCTIONS, DISTRIBUTED THROUGHOUT THE VARIOUS ELEMENTS OF THE PROJECT AND ADDRESSING BOTH CONSTRUCTION COST AND OPERATING COST CONSIDERATIONS; B) RECOMMEND TO THE COMMISSION A TIME TABLE AND A PROCESS FOR REDESIGN INCORPORATING THE MAXIMUM FEASIBLE DEGREE OF PUBLIC PARTICIPATION; AND C) RESTRUCTURE THE BID DOCUMENTS TO ALLOW FOR POTENTIAL DELETION OF INDIVIDUAL PROJECT COMPONENTS, IF NECESSARY.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 86-95, AS AMENDED, BE ADOPTED.

At this time, 5:45 p.m., Mr. Kitahata left the meeting.

RECESS

President Kouba announced that there would be a brief recess. The meeting recessed at 5:45 p.m. and reconvened at 5:47 p.m. with the same roll call with the exception of Mr. Kitahata.

- (f) Resolution No. 87-95 requests authorization of a funding commitment of \$1,100,000 under the Housing for Opportunities for Persons with AIDS (HOPWA) Program with Glide Community Development, Inc. for the development of a 100 unit Supportive Housing Facility located at 333 Taylor Street.

Speakers: Don Turner, BRIDGE Housing Corporation; and Reverend Cecil Williams, Glide Memorial Church.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 87-95 BE ADOPTED.

At this time, 6:02 p.m., Mr. Yee left the meeting.

- (g) Resolution No. 88-95 requests authorization of a funding commitment of \$1,299,937 under the Housing Opportunities for Persons with AIDS (HOPWA) Program with Larkin Street Services for the development of an Assisted Care Housing Facility of 12-units for young adults with disabling HIV/AIDS located at 129 Hyde Street.

Speakers: Anne Stanton, Executive Director, Larkin Street Services; and Tom Jones, Asian Neighborhood Design.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 88-95 BE ADOPTED.

- (h) Resolution No. 89-95 requests authorization of a funding commitment of \$1,200,000 under the Housing Opportunities for Persons with AIDS (HOPWA) Program with Maitri AIDS Hospice for the development of a Residential Hospice Facility of 15-units for chronically ill individuals with disabling HIV/AIDS, located at 401 Duboce Street.

Speakers: George Hurd, William Aseltyn and Jeff Loustau, Maitri AIDS Hospice.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 89-95 BE ADOPTED.

At this time, 6:25 p.m., Mr. Yee returned to the meeting.

- (i) Resolution No. 90-95 requests authorization of the encumbrance of \$2,174,194 in Housing Opportunities for Persons with AIDS (HOPWA) Program monies for providing rental assistance subsidies for income-eligible persons disabled with HIV/AIDS.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 90-95 BE ADOPTED.

MATTERS NOT APPEARING ON AGENDA

- (a) Resolution No. 91-95 requests ratification of a Letter Agreement between the Agency Staff and the Chief Administrative Officer ("CAO") regarding certain payments to the Downtown Park Fund related to the development of Rincon Park, in connection with the Disposition and Development Agreement ("DDA") between the Redevelopment Agency of the City and County of San Francisco and The Gap, Inc.; Rincon Point-South Beach.

This is not an agenda item and, in accordance with the Brown Act regulations, a determination needs to be made by the Commission that a necessity to take action on this off-agenda item arose after posting of the agenda on Friday, April 14, 1995. Pursuant to Government Code Section 54954.2(b)(2) of the Brown Act, this item can be added by a two-thirds vote of the Commissioners, or, if less than two-thirds are present, a unanimous vote of those Commissioners present is required to add the item.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT, IN ACCORDANCE WITH THE BROWN ACT REGULATIONS, IT HAS BEEN DETERMINED THAT A NECESSITY TO ACT ON THIS MATTER AROSE AFTER POSTING OF THE AGENDA ON APRIL 14, 1995.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 91-95 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Booker Wade, KMTP-TV.

REPORT OF THE PRESIDENT

- (a) The Agency received an Award of Appreciation for its participation in the development of the 555 Ellis Street family apartments.

REPORT OF THE EXECUTIVE DIRECTOR

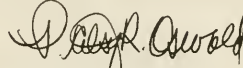
- (a) The Agency's Tax Allocation Bond Issue, which was competitively bid on April 18, 1995, was awarded to Smith Barney Shearson.

Minutes of a Regular Meeting, April 18, 1995

ADJOURNMENT

It was moved by Ms. Ong, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:05 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Patsy R. Oswald", written in a cursive style.

Patsy R. Oswald
Agency Secretary

APPROVED

June 20, 1995

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
2ND DAY OF MAY, 1995

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California at 4:00 o'clock p.m. on the 2nd day of May, 1995, the place and date duly established for the holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Manuel A. Rosales, Vice President
Leroy King
Gary Kitahata
Cynthia Choy Ong
Clarence R. Stern
Benny Y. Yee

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and the following was absent:

Benny Y. Yee (Arrived 4:10 p.m.)

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Supervisor Sue Bierman; Fei Tsen, Sharon Talbott and Sheila Bergman, Children's Place; Frank Avenilla, South of Market Problem Solving Council (SOMPSC) Children, Youth and Family Comm.; Greg Erfe and Jacqueline Bernabe, South of Market Teen Center; Carnelia Brown and Margaret Brodtkin, Coleman Advocates for Children; Agnes Briones, Neighborhoods in Transition; Leah Mercado, SOMA Recreation Center/Teen Center; Courtland Ryan Stewart and James Nguyen, SOMA Teen Center; Judith Baker, South of Market Child Care; Anna Yee, SOMPSC; Jeanne Nelson, Child Care Consultant/South of Market Child Child Care; Sandra Ru and Dean Saelao, Tenderloin Youth Advocates; Sue Hestor, Friends of the Gardens; John Elberling, TODCO; Reina Tanguilig, SOMPSC; Bill Osterhaus, Center for the Arts/Gardens Policy Committee; Bonnie Fisher, Children's Place; Noel Madayag, Kelly Cullen; David Tran, Tenderloin Youth Advocates; Linda Leung/Whitney Jones, CCHC; David Perry and Mario Garcia Durham, Center for the Arts; Calvin Welch, CCHO/Friends of the Gardens; Ned Topham, President of the Board, Center for the Arts; and Leslie Miko, Managing Director, Center for the Arts.

Representing the press was: Gerald Adams, San Francisco Examiner.

NEW BUSINESS - CONSENT AGENDA

THE ITEMS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, March 14, 21, 28 and April 11, 1995.
- (b) Resolution No. 92-95 requests authorization of an increase of \$82,145 in HOPWA funds in a Letter Agreement with the Department of Public Health, AIDS Office, for implementation costs of the Centralized Housing Information and Placement Service System for Persons with HIV/AIDS.
- (c) Resolution No. 93-95 requests authorization of a Letter Agreement in an amount of \$51,000 with the Department of Public Health for services relating to the toxic clean up of Hunters Point Shipyard and Naval Station Treasure Island.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEMS (b) AND (c), RESOLUTION NUMBERS 92-95 AND 93-95, BE ADOPTED.

Mr. Yee arrived at the meeting at this time, 4:10 p.m.

NEW BUSINESS - REGULAR AGENDA

- (d) Progress report on the accomplishments for Redevelopment Agency's Citywide Tax Increment Housing Program.

Speaker: Calvin Welch, CCHO.

- (e) Workshop to review construction and operating costs for the Children's Center on Central Block 3 (CB-3); Yerba Buena Center.

Speakers: Supervisor Sue Bierman; Fei Tsen, Sharon Talbott and Sheila Bergman, Children's Place; Frank Avenilla, South of Market Problem Solving Council (SOMPSC) Children, Youth and Family Comm.; Greg Erfe and Jacqueline Bernabe, South of Market Teen Center; Carnelia Brown, Coleman Advocates for Children; Agnes Briones, Neighborhoods in Transition; Leah Mercado, SOMA Recreation Center/Teen Center; Courtland Ryan Stewart and James Nguyen, SOMA Teen Center; Judith Baker, South of Market Child Care; Anna Yee, SOMPSC; Jeanne Nelson, Child Care Consultant/South of Market Child Child Care; Sandra Ru and Dean Saelao, Tenderloin Youth Advocates; Sue Hestor, Friends of the Gardens; John Elberling, TODCO; Reina Tangullig, SOMPSC; Bill Osterhaus, Center for the Arts/Gardens Policy Committee; and Bonnie Fisher, Children's Place.

President Kouba announced that there would be a brief recess.

RECESS

The meeting recessed at 7:15 p.m. and reconvened at 7:18 p.m. with the same roll call.

(f) Status on the Center for the Arts' Budget; Yerba Buena Center.

Speakers: Ned Topham, President of the Board, Center for the Arts; and Leslie Miko, Managing Director, Center for the Arts.

REPORT OF THE PRESIDENT

(a) NAHRO Spring Conference.

REPORT OF THE EXECUTIVE DIRECTOR

(a) A meeting will be held on May 5 with Mayor Jordan to discuss the Agency's budget.

(b) A presentation on the South Bayshore before the City Planning Commission has been rescheduled to June 22.

(c) A community meeting was held recently to review the Lower Fillmore Revitalization Program and uses for Parcel 732-A in the Western Addition.

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21, AFL-CIO.

RECESS

It was moved by Mr. King, seconded by Mr. Rosales, and unanimously carried that the meeting be recessed to a Closed Session on Union negotiations. The meeting recessed at 8:05 p.m.

RECONVENED

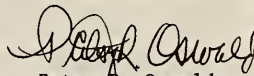
At this time, 8:23 p.m., the meeting reconvened back to the regular session and Jennifer Bell, Acting Agency General Counsel, announced that no actions were taken by the Commission.

Minutes of a Regular Meeting, May 2, 1995

ADJOURNMENT

It was moved by Mr. Yee, seconded by Mr. Stern, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:25 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

June 20, 1995

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
9TH DAY OF MAY, 1995

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California at 4:00 o'clock p.m. on the 9th day of May, 1995, the place and date duly established for the holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Leroy King
Cynthia Choy Ong
Clarence R. Stern

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and the following were absent:

Manuel A. Rosales
Gary Kitahata (Arrived 4:15 p.m.)
Benny Y. Yee (Arrived 4:15 p.m.)

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The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Geomen Liu, President, Transworld Construction, Inc.; Rose Berlanga; Robert Nurrisso, Scott Co.; Alvin Norman, Al Norman Plumbing; Ernie Ulibarri, Barri Electric Company; Larry Smith, President, James E. Roberts-Ohbayashi Corporation; Charlie Walker; Supervisor Sue Bierman; Consuelo Mendoza; Evangeline Magayanes; Vangie Nocon; Gloria Unti; Salome Rosero; Karen Carr, Museum Parc; Kenverley Washington; Jacklyn Baneelaria; Marbeth Tan; Frank Avenilla; Sheila Bergman; Judith Baker; Jerry Clark; Jeanne Nelson; R.J. Magayanes; Melanie Gascon; James Nguyen; Rolan Guevarra; Fatima Angeles; Courtland Stewart; Dien Nguyen; Jonathan Relvcio, South of Market Teen Center; Fei Tsen; Aaron Rosen, San Francisco Go Club; Jennie Rodriguez, 24th Street Merchants Association; Sam Ruiz, Mission Economic Cultural Association (MECA); Ted Maniatis; Vivian Ng; Bob Bramlett, Vice President, Aire Sheet Metals, Inc.; Annjeanette Williams; Erik Liu, Transworld Construction; Andrene Surratt; Sim Seiki, Seiki-Lee; David Hertzner; Kate Hartley, San Francisco Housing Development Corporation; and Larry Badiner, City Planning Department.

NEW BUSINESS - CONSENT AGENDA

THE ITEMS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 94-95 requests authorization of an extension of Exclusive Negotiations with AMB Properties II for the purchase and development of Parcel 3763-A, located at the southeast corner of Third and Harrison Streets; Yerba Buena Center.
- (b) Resolution No. 95-95 requests authorization of an extension of Exclusive Negotiations with Hampshire Properties, Inc. for the purchase and development of the site located at the northeast corner of Third and Howard Streets (Parcel EB-2C); Yerba Buena Center.
- (c) Resolution No. 96-95 requests authorization to award a construction contract in the amount of \$62,200 to Seto's Construction for build-out of the Esplanade Maintenance Rooms and related work.
- (d) Resolution No. 97-95 requests authorization of a \$8,060 Amendment to the Housing Opportunities for Persons with AIDS Supportive Services Contract with Lutheran Social Services.
- (e) Resolution No. 98-95 requests authorization to submit an application for Section 8 set-asides for Persons with HIV/AIDS and their families, Rental Voucher Program to the U.S. Department of Housing and Urban Development (HUD) for the San Francisco Eligible Metropolitan Statistical Area (EMSA).
- (f) Resolution No. 99-95 requests authorization of an Amendment to the Addendum to the Agreement contemplating a Negotiated Disposition of Land for Private Redevelopment with Nihonmachi Community Development Corporation, dated November 16, 1982, regarding the property located at 1600-10 Post Street; Western Addition A-2.
- (g) Resolution No. 100-95 requests authorization of a First Amendment to the Disposition of Land for Private Development (LDA) with the San Francisco Housing Development Corporation (SFHDC) which will change the Schedule of Performance for Parcel DD-2; Hunters Point.
- (h) Resolution No. 101-95 requests authorization to purchase Phase II of Agency-wide Local Area Network from Ciber/RNF in an amount not to exceed \$49,000.
- (i) Resolution No. 102-95 requests authorization of a Letter Agreement in an amount not to exceed \$208,000 with the Department of Public Works of the City and County of San Francisco for engineering design services related to the Sixth Street Public Improvements Program.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a) THROUGH (i), RESOLUTION NUMBERS 94-95 THROUGH AND INCLUDING 102-95, BE ADOPTED.

At this time, 4:15 p.m., Mr. Kitahata and Mr. Yee arrived at the meeting.

NEW BUSINESS - REGULAR AGENDA

- (j) Resolution No. 103-95 Opposing the California Civil Rights Initiative.

Speakers: Geomen Liu, President, Transworld Construction, Inc.; Rose Berlanga; Robert Nurrisso, Scott Co.; Alvin Norman, Al Norman Plumbing; Ernie Ulibarri, Barri Electric Company; Larry Smith, President, James E. Roberts-Ohbayashi Corporation; and Charlie Walker.

Mr. Yee left the meeting at 4:20 p.m., during the speaker presentations.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 103-95 BE ADOPTED.

- (k) Resolution No. 104-95 requests authorization of the redesign of the Children's Center on Central Block 3 (CB-3) to accomplish the approved program goals within the Agency's resources; Yerba Buena Center.

Speakers: Supervisor Sue Bierman; Consuelo Mendoza; Evangeline Magayanes; Vangie Nocon; Gloria Unti; Salome Rosero; Karen Carr, Museum Parc; Kenverley Washington; Jacklyn Baneelaria; Marbeth Tan; Frank Avenilla; Sheila Bergman; Judith Baker; Jerry Clark; Jeanne Nelson; R.J. Magayanes; Melanie Gascon; James Nguyen; Rolan Guevarra; Fatima Angeles; Courtland Stewart; Dien Nguyen; Jonathan Relvcio, South of Market Teen Center; and Fei Tsen.

MOTION: IT WAS MOVED BY MR. KITAHATA, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT THE EXECUTIVE DIRECTOR BE DIRECTED TO: A) NEGOTIATE WITH THE CHIEF ADMINISTRATIVE OFFICER (CAO) TO HAVE THAT OFFICE ASSUME MORE OF THE COSTS OF CB-3 THAT BENEFIT THE MOSCONE CONVENTION FACILITIES; B) CONTINUE DISCUSSIONS WITH THE MAYOR'S OFFICE OF CHILDREN AND YOUTH AND THE LIBRARY ON OPERATING SUBSIDIES FOR THE CHILD CARE CENTER AND BRANCH LIBRARY ON-LINE CONNECTION TO THE CHILDREN'S PLACE; C) ENSURE THAT THE REDESIGN FOR CHILDREN'S CENTER INCORPORATES OPTIONS FOR A CONTINUING AND ADAPTABLE CHARITABLE-GIVING CAMPAIGN BY BOTH INDIVIDUALS AND INSTITUTIONS; AND D) STRONGLY CONSIDER PHASING CERTAIN ELEMENTS AND SUBCOMPONENTS OF THE CHILDREN'S CENTER, SUCH AS THE CAFE/RESTAURANT, CHILDREN'S PLACE RETAIL AND THE CHILDREN'S GARDEN, TO ALLOW FOR FUTURE DEVELOPMENT AND EXPANSION WHEN FUNDS ARE AVAILABLE.

ADOPTION: IT WAS MOVED BY MR. KITAHATA, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 104-95, AS AMENDED, BE ADOPTED.

RECESS

President Kouba announced that there would be a brief recess. The meeting recessed at 6:15 p.m., and reconvened at 6:20 p.m. with the same roll call.

- (1) Resolution No. 105-95 requests authorization of a Personal Services Contract with Ted P. Maniatis to provide Construction Coordination Services in connection with construction in Yerba Buena Center in the annual amount of \$120,000; Yerba Buena Center.

At this time, 6:25 p.m., Mr. Yee returned to the meeting.

Speaker: Ted Maniatis.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 105-95 BE ADOPTED.

- (m) Resolution No. 106-95 requests authorization to reallocate \$40,000 from the Business Loan Component of the 24th Street Revitalization Program and authorization of a Personal Services Contract in an amount not to exceed \$40,000 with the 24th Street Merchants Association for Retail Promotion of the 24th Street Revitalization Area.

Speaker: Jennie Rodriguez, 24th Street Merchants Association.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. KITAHATA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 106-95.

- (n) Resolution No. 107-95 requests authorization of the reallocation of \$80,000 from the Community Development Investment Fund Component of the 24th Street Revitalization Program and authorizing a Personal Services Contract in an amount not to exceed \$80,000 with Mission Economic and Cultural Association for "Carnaval 1995".

Speaker: Sam Ruiz, Mission Economic Cultural Association (MECA).

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. KITAHATA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 107-95 BE ADOPTED.

- (o) Resolution No. 108-95 requests authorization of a Letter Agreement in an amount not to exceed \$344,100 with the Department of City Planning for certain planning services related to the Transbay Area Plan and Implementation Program; Transbay Transit Terminal Survey Area.

Mr. Graves requested that item (o) be continued.

Minutes of a Regular Meeting, May 9, 1995

RULE OF THE CHAIR: PRESIDENT KOUBA INDICATED THAT, SUBJECT TO THE OBJECTION OF ANY COMMISSIONER, ITEM (o), RESOLUTION NO. 108-95 WOULD BE CONTINUED AT STAFF REQUEST. THERE BEING NO SUCH OBJECTION, IT WAS SO ORDERED.

- (p) Resolution No. 109-95 requests authorization of the issuance, sale and delivery of 1995 Yerba Buena Gardens Refunding Notes in an aggregate principal amount not to exceed \$36,000,000, and authorizing and approving the execution and delivery of certain documents in connection therewith; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 109-95 BE ADOPTED.

ADJOURNMENT

It was moved by Mr. Stern, seconded by Mr. Yee and unanimously carried that the meeting be adjourned to a meeting of the San Francisco Redevelopment Financing Authority. The meeting adjourned at 7:11 p.m.

RECONVENED

At this time, 7:13 p.m., the meeting reconvened back to the regular session with the same roll call.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Speaker: Aaron Rosen, San Francisco Go Club.

REPORT OF THE EXECUTIVE DIRECTOR

(a) The Agency's budget.

(b) SB-1266.

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property locations and the entities the Agency may negotiate with are:

San Francisco Naval Shipyard with the United States Navy; and

1406 Golden Gate Avenue in the Western Addition A-2 with Debra Edgerly.

There is an additional Closed Session item which arose subsequent to posting of the agenda on Friday, May 5, 1995. Pursuant to Government Code Section 54954.2(b)(2) of the Brown Act, a vote of five Commission members is required to add this item.

MOTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT, IN ACCORDANCE WITH THE BROWN ACT REGULATIONS, IT HAS BEEN DETERMINED THAT A NECESSITY TO ACT ON THIS ITEM AROSE AFTER POSTING OF THE AGENDA ON MAY 5, 1995.

This item is pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. The property is located at the northeast corner of Third and Howard Streets (EB-2C) in Yerba Buena Center and the entity the Agency may negotiate with is Hampshire Properties, Inc.

RECESS

It was moved by Mr. Stern, seconded by Mr. Yee, and unanimously carried that the meeting be recessed to a Closed Session on Real Property Negotiations. The meeting recessed at 7:40 p.m.

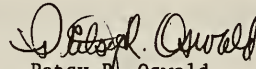
RECONVENED

At this time, 9:20 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Stern, and unanimously carried that the meeting be adjourned. The meeting adjourned at 9:22 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

June 20, 1995

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
16TH DAY OF MAY, 1995

5/16/95 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California at 4:00 o'clock p.m. on the 16th day of May, 1995, the place and date duly established for the holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Manuel A. Rosales, Vice President
Leroy King
Cynthia Choy Ong
Clarence R. Stern
Benny Y. Yee

and the following was absent:

Gary Kitahata (Arrived 4:15 p.m.)

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Reina Tanguilig and Anna Yee, South of Market Problem Solving Council; Ed De Berri and Sherry Williams, Treasure Island Homeless Development Initiative; Charles Range, South of Market Health Center; Agnes Briones, NIT-AMP; Cristina Sprague; Mella Dee Hoffman and Paul Zenti, Sixth Street Merchants & Resident Association; John Elberling; Bill Osterhaus, Board of Directors, Center for the Arts; John Buss and Redmond Kernan, Hampshire Properties; Michael Dunen; Maxwell Myers; Paul Shinoff; Mike Mahoney; and Reagan Howe.

Representing the press were: Gerald Adams, San Francisco Examiner; and Bill Eisle, San Francisco Independent.

NEW BUSINESS - CONSENT AGENDA

THE ITEM LISTED HEREUNDER CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS VOTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 110-95 requests authorization for Larry Florin, Director of New Projects to travel to Washington, D.C., May 15-16, 1995, to present testimony before a hearing of the House of Representatives on the Presidio, at a cost not to exceed \$2,000.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), RESOLUTION NO. 110-95, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 111-95 requests approval of the Agency's proposed budget for the period July 1995 through June 30, 1996 and authorization for the Executive Director to submit the budget as modified by the Mayor to the Board of Supervisors of the City and County of San Francisco.

At this time, 4:15 p.m., Mr. Kitahata arrived at the meeting.

Speakers: Reina Tanguilig and Anna Yee, South of Market Problem Solving Council; Ed De Berri and Sherry Williams, Treasure Island Homeless Development Initiative; Charles Range, South of Market Health Center; Agnes Briones, NIT-AMP; Cristina Sprague; Mella Dee Hoffman and Paul Zent., Sixth Street Merchants & Resident Association; and John Elberling.

MOTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT THE REDEVELOPMENT AGENCY URGES THE MAYOR TO RECONSIDER THE ELIMINATION OF FUNDING FOR THE SOUTH OF MARKET HEALTH FACILITY RELOCATION, AND EXPRESSES ITS CONTINUED SUPPORT FOR THE FUNDING OF THIS REQUEST (RESOLUTION NO. 114-95).

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 111-95 BE ADOPTED.

- (c) Resolution No. 112-95 requests authorization of an allocation of \$100,900 from the Yerba Buena Separate Account to provide funds to extend the Operating Days of the Center of the Arts from five to six days per week; Yerba Buena Center.

Speaker: Bill Osterhause, Board of Directors, Center for the Arts.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 112-95 BE ADOPTED.

- (d) Resolution No. 113-95 requests authorization for staff to include provisions in the Land Disposition Agreement with Hampshire Properties, modify the design and provide for the construction of a pedestrian passageway and provide reimbursement to the developer in an amount not to exceed \$700,000; Yerba Buena Center.

Speakers: John Buss and Redmond Kernan, Hampshire Properties; Michael Dunen; Maxwell Myers; and Paul Shinoff.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 113-95 BE ADOPTED.

- (e) Resolution No. 108-95 requests authorization of a Letter Agreement in an amount not to exceed \$344,100 with the Department of City Planning for certain planning services related to the Transbay Area Plan and Implementation Program; Transbay Transit Terminal Survey Area.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. KITAHATA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 108-95 BE ADOPTED CONDITIONED ON THE AGREEMENT NOT BEING SIGNED UNTIL AFTER A WORKSHOP IS HELD TO DISCUSS INTER-AGENCY WORKING RELATIONSHIPS WITH THE DEPARTMENT OF CITY PLANNING.

REPORT OF THE EXECUTIVE DIRECTOR

- (a) Report on the South Bayshore Development Corporation.
- (b) Report on SB-1266.

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

- (i) northeast corner of Third and Mission Streets in Yerba Buena Center with Griffin Related Properties VII; and
- (ii) Central Block 1 (CB-1) Office Building Site in the block bounded by Third, Fourth, Market and Mission Streets in Yerba Buena Center with Luke Brugnara, John Sanger and WDG/Millennium Partners; and
- (iii) 1406 Golden Gate Avenue in the Western Addition A-2 with Debra Edgerly.

RECESS

It was moved by Mr. Stern, seconded by Mr. King, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:55 p.m.

RECONVENED

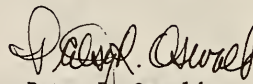
At this time, 7:56 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

Minutes of a Regular Meeting, May 16, 1995

ADJOURNMENT

It was moved by Ms. Ong, seconded by Mr. Stern, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:57 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

August 8, 1995

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// MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
30TH DAY OF MAY, 1995

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California at 4:00 o'clock p.m. on the 30th day of May, 1995, the place and date duly established for the holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Manuel A. Rosales, Vice President
Leroy King
Gary Kitahata
Cynthia Choy Ong
Clarence R. Stern
Benny Y. Yee

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and the following was absent:

None

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Teresa Ray and Howard Ellman, representing the San Francisco Warriors; Arthur Pollack, Hills Plaza; Dorothy Dana, South Beach Resident; Glenn Ray, Pacific Rim-PRIFD-Ray Corporation; Eric Miller, Attorney for Bay Crest Homeowners Association; Rose Martin, Henry J. Kleinhenz and Lars Sandstrom, Bay Crest Condominiums; Kevin Williams, Resident and Property Owner; John Elberling, TODCO; Ann Costelloe, 355 Bryant; Ed Walsh, 201 Harrison; Joel Ventresca, City and County of San Francisco Environmental Commission; Dehnert Queen; Norman Rolfe; William Graziano; Rick Mariano, Rincon Point-South Beach Citizens Advisory Committee; Jim Haas, South Beach Citizens Advisory Committee; Redmond Kernan, RFK Associates; Ernest Brown, Hee Lee and Hal Womack, San Francisco Go Club; Barbara Collins, Catholic Charities; Michael Simmons and Kay Hartley, San Francisco Housing Development Corporation; M. Mahoney; Reagan Howe; Hal Womack; Steven Spilletto; Jose Contreras, Bobbie Crow, Ron Gonzales, Ron Rod and Anne Thomson, Bay Crest Condominiums; Michael Hand, Winterland Productions; Ocie Mae Rogers; and Enid Ng Lim.

Representing the press were: Gerald Adams, San Francisco Examiner; and Dan Levy, San Francisco Chronicle.

NEW BUSINESS

- (a) Resolution No. 115-95 requests authorization to request the Board of Supervisors of the City and County of San Francisco to amend the Northeastern Waterfront Survey Area Resolution to add Assessor Blocks 3745 & 3746 and portions of Assessor Blocks 3739 & 3740 to said Survey Area.

Speakers: Teresa Ray and Howard Ellman, representing the San Francisco Warriors; Arthur Pollack, Hills Plaza; Dorothy Dana, South Beach Resident; Glenn Ray, Pacific Rim-PRIFD-Ray Corporation; Eric Miller, Attorney for Bay Crest Homeowners Association; Rose Martin, Henry J. Kleinhenz and Lars Sandstrom, Bay Crest Condominiums; Kevin Williams, Resident and Property Owner; John Elberling, TODCO; Ann Costelloe, 355 Bryant; Ed Walsh, 201 Harrison; Joel Ventresca, City and County of San Francisco Environmental Commission; Dehnert Queen; Norman Rolfe; William Graziano; Rick Mariano, Rincon Point-South Beach Citizens Advisory Committee; Jim Haas, South Beach Citizens Advisory Committee; and Redmond Kernan, RFK Associates.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 115-95 BE ADOPTED.

- (b) Resolution No. 116-95 requests authorization of a \$383,917 Housing Opportunities for Persons with AIDS Contract with Catholic Charities of the Archdiocese of San Francisco for the operation of the Peter Claver Community located at 1340 Golden Gate Avenue.

Present to support the item: Barbara Collins, Catholic Charities.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 116-95 BE ADOPTED.

- (c) Resolution No. 117-95 requests authorization of a Second Amendment to the Predevelopment Loan Agreement with The San Francisco Housing Development Corporation (SFHDC) for the development of Parcel DD-2 (located on the south side of Hudson Street at Whitney Young Circle), which will increase the loan amount by \$60,000; Hunters Point.

Present to Support the item: Michael Simmons and Kay Hartley, SFHDC.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 117-95 BE ADOPTED.

- (d) Resolution No. 118-95 requests approval of a Sublicense and a Sublease from the Agency to Off-Duty Productions, Inc. for Building No. 180 at the Naval Station Treasure Island.

Minutes of a Regular Meeting, May 30, 1995

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 118-95 BE ADOPTED.

- (e) Resolution No. 119-95 requests authorization of a First Amendment to the Letter Agreement with the Department of City Planning for Master Planning Services and Environmental Review for Naval Station Treasure Island Survey Area.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 119-95 BE ADOPTED.

- (f) Resolution No. 120-95 opposing any legislation which would prohibit Redevelopment Agencies from using eminent domain, if deemed necessary, for the completion of a Redevelopment Project; opposing any legislation which would require Redevelopment Agencies to complete their projects within specific time constraints without regard to conditions beyond the Agency's control.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 120-95 BE ADOPTED.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Clifford Graves reported to the Commissioners on the following matters:

- (a) 1881 Bush Street (San Francisco Go Club); Western Addition A-2.

Speakers: Ernest Brown and Hee Lee, San Francisco Go Club.

ADJOURNMENT

It was moved by Mr. Stern, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned to a meeting of the San Francisco Redevelopment Financing Authority. The meeting adjourned at 6:34 p.m.

RECONVENED

At this time, 6:38 p.m., the meeting convened back to the regular session with the same roll call.

REPORT OF THE PRESIDENT

- (a) NAHRO Conference.

REPORT OF THE EXECUTIVE DIRECTOR (Continued)

- (b) Department of Defense decision regarding base leasing.
- (c) A Press Conference to announce the acquisition of Diamond View Apartments by the tenants association.

Minutes of a Regular Meeting, May 30, 1995

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

- (a) bounded by Market, Mission, 10th and 11th Streets (Lot 39, Block 3507) with Bank of America, NT & SA; 10th and Market Redevelopment Project Area.
- (b) 1406 Golden Gate Avenue in the Western Addition A-2 with Debra Edgerly.

There will also be a Closed Session pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.

RECESS

It was moved by Mr. Rosales, seconded by Mr. King, and unanimously carried that the meeting be recessed to Closed Sessions on Real Property Negotiations and Union Negotiations. The meeting recessed at 6:55 p.m.

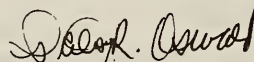
RECONVENED

At this time, 8:23 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. Stern, seconded by Ms. Ong, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:25 p.m.

Respectfully submitted,



Patsy R. Oswald
Agency Secretary

APPROVED

July 11, 1995

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
6TH DAY OF JUNE, 1995

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California at 4:00 o'clock p.m. on the 6th day of June 1995, the place and date duly established for the holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Gary Kitahata
Cynthia Choy Ong
Clarence R. Stern

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and the following were absent:

Manuel A. Rosales
Leroy King (Arrived 4:10 p.m.)
Benny Y. Yee (Arrived 4:25 p.m.)

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Karen Carr, Museum Parc; Drew Takahashi, President and Chairman of Colossal Pictures; Brad Wright, Colossal Pictures; Naomi Gray, Mayor's Western Addition Economic Development Task Force; Patricia Vaughey, WAC/PADS/WANA; Andrea Brown; Gloria Brown and Julianne Eberl, Fillmore Center Tenants Association; Thomas Campbell Reed; Russ Goodman, Fillmore Center; Sandra Butler; Mary Helen Rogers; Orelia Langston; Roscoe Williams; Katherine Nash; Nontsizi Cayou, WAJUMBE Cultural Institution; Koala Thomas; Richard Brown; Ella Hill Hutch Community Center; Carlos Leveixier, Scholar Development Network; Ogichi Anyiam; Kelechi Chekere; Chinedu Anyiam; Carolyn Saulson; Scott Saulson; Sumiko Saulson; Gregory Richardson; Doris Rowe; Carmen Johnson; Tureeda Mikell; Beverly Barnes; Paul Fay, Haas & Haynie; Sessallie Hopgood and Damtree Walker, Fillmore Tenants Association; Charlotte Brown, Fillmore Democratic Club; Earl Watkins; Ron Goodman, Fillmore Center; Gregory Richardson; Sam Meyer; Mel Simmons, Culture on the Corner; Sandra Butler; Kate Gordon; and Shawn M. Richard.

Representing the press was: Gerald Adams, San Francisco Examiner.

NEW BUSINESS - CONSENT AGENDA

At the request of Karen Carr, Museum Parc, Consent Agenda Item (a), Resolution No. 121-95, was removed from the Consent Agenda and considered as a Regular Agenda item.

NEW BUSINESS - REGULAR AGENDA

- (a) Resolution No. 121-95 requests authorization of an extension of Exclusive Negotiations with AMB Properties II for the purchase and development of Parcel 3763-A, located at the southeast corner of Third and Harrison Streets; Yerba Buena Center.

Speaker: Karen Carr, Museum Parc.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 121-95 BE ADOPTED.

REPORT OF THE EXECUTIVE DIRECTOR

- (a) Economic Development Business Retention Activity: Colossal Pictures.

Speaker: Drew Takahashi, President and Chairman of Colossal Pictures, Inc.

At this time, 4:10 p.m., Mr. King arrived at the meeting.

NEW BUSINESS - REGULAR AGENDA (Continued)

- (b) Workshop on Proposed Disposition of Parcel 732-A (located on the east side of Fillmore Street between Eddy and Ellis Streets); Western Addition A-2.

At this time, 4:25 p.m., Mr. Yee arrived at the meeting.

Speakers: Naomi Gray, Mayor's Western Addition Economic Development Task Force; Patricia Vaughey, WAC/PADS/WANA; Andrea Brown, Gloria Brown and Julianne Eberl, Fillmore Center Tenants Association; Thomas Campbell Reed; Russ Goodman, Fillmore Center; Sandra Butler; Mary Helen Rogers; Orelia Langston; Roscoe Williams; Katherine Nash; Nontsizi Cayou, WAJUMBE Cultural Institution; Koala Thomas; Richard Brown; Ella Hill Hutch Community Center; Carlos Levexier, Scholar Development Network; Ogichi Anyiam; Kelechi Chekere; Chinedu Anyiam; and Carmen Johnson.

- (c) Workshop to discuss Inter-Agency working relationships with the Department of City Planning and existing and future Letter Agreements.

RULE OF THE CHAIR: PRESIDENT KOUBA INDICATED THAT, SUBJECT TO THE OBJECTION OF ANY COMMISSIONER, ITEM (c) WOULD BE CONTINUED AT STAFF REQUEST. THERE BEING NO SUCH OBJECTION, IT WAS SO ORDERED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY
RELATED MATTERS

- (a) Speakers: Carolyn Saulson; Scott Saulson; Sumiko Saulson;
Gregory Richardson; Patricia Vaughey; Doris Rowe; and Carmen
Johnson (Juneteenth Festival).
- (b) Paul B. Faye, Haas & Haynie (request for deposit of refund in
connection with the property located at the northeast corner of
Fourth and Harrison Streets in Yerba Buena Center).

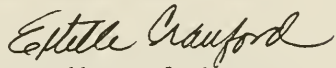
REPORT OF THE EXECUTIVE DIRECTOR (Continued)

- (b) Martin Luther King, Jr. Scholarship Program.
- (c) 1881 Bush Street; Western Addition A-2. (San Francisco Go
Club).

ADJOURNMENT

It was moved by Mr. Yee, seconded by Mr. King, and unanimously
carried that the meeting be adjourned. The meeting adjourned at
7:25 p.m.

Respectfully submitted,


Estelle Crawford
Acting Agency Secretary

APPROVED

July 11, 1995

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
13TH DAY OF JUNE, 1995

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California at 3:00 o'clock p.m. on the 13th day of June, 1995, the place and date duly established for the holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Manuel A. Rosales, Vice President
Cynthia Choy Ong
Benny Y. Yee

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JUL 13 1995

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and the following were absent:

Leroy King
Gary Kitahata (Arrived 3:20 p.m.)
Clarence Stern (Arrived 3:05 p.m.)

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Linda Rodoni, VA-Comprehensive Homeless Program; Josh Brandon, Treasure Island Homeless Development Initiative; Deborah Lee, Hamilton Family Center; Sheila Bergman, Yerba Buena Gardens Studio for Technology and the Arts; Supervisor Sue Bierman; Lu Blazej and Larry Badiner, Department of City Planning; Jerry Tone, Transbay Terminal Citizens Advisory Committee; John Elberling; Vanessa Young; and S. Richard.

Representing the press was: Gerald Adams, San Francisco Examiner.

NEW BUSINESS - CONSENT AGENDA

THE ITEMS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 122-95 requests authorization to abandon the January 1992 proceedings to establish Community Facilities District No. 4 on Central Block 1; Yerba Buena Center.
- (b) Resolution No. 123-95 requests authorization of re-entry into Exclusive Negotiations with Tenants and Owners Development Corporation, Inc. (TODCO) to develop affordable housing at 980 Howard Street; South of Market.

Minutes of a Regular Meeting, June 13, 1995

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a) AND (b), RESOLUTION NUMBERS 122-95 AND 123-95, BE ADOPTED.

At this time, 3:05 p.m., Mr. Stern arrived at the meeting.

NEW BUSINESS - REGULAR AGENDA

- (c) Resolution No. 124-95 requests authorization of a Grant Agreement for \$50,000 with the Treasure Island Homeless Development Initiative; Treasure Island.

Speakers: Linda Rodoni, VA-Comprehensive Homeless Program; Josh Brandon, Treasure Island Homeless Development Initiative; and Deborah Lee, Hamilton Family Center.

At this time, 3:20 p.m., Mr. Kitahata arrived at the meeting.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 124-95 BE ADOPTED.

- (d) Resolution No. 125-95 requests authorization of an Agreement with the Port of San Francisco to lease Rincon Park in connection with the Disposition and Development Agreement (DDA) entered into between the Redevelopment Agency of the City and County of San Francisco and The GAP, Inc.; Rincon Point-South Beach.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 125-95 BE ADOPTED.

- (e) Report on request by Haas & Haynie for deposit refund in connection with the property located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED TO ACCEPT STAFF RECOMMENDATION TO DISALLOW REFUND OF THE SECURITY DEPOSIT.

- (f) Workshop on progress of the redesign of the Children's Center on Central Block 3; Yerba Buena Center.

Speakers: Sheila Bergman, Yerba Buena Gardens Studio for Technology and the Arts; and Supervisor Sue Bierman.

- (g) Workshop on the Transbay Terminal Survey Area Planning Process.

Speakers: Lu Blazej and Larry Badiner, Department of City Planning; and Jerry Tone, Transbay Terminal Citizens Advisory Committee.

At this time, 5:15 p.m., Ms. Ong left the meeting.

- (h) Workshop to discuss the Inter-Agency working relationships with the Department of City Planning.

Speakers: Lu Blazej, Department of City Planning; and John Elberling.

MATTERS NOT APPEARING ON AGENDA

- (a) Resolution No. 126-95 commends and expresses appreciation to Barbara L. Thompson for her services as Health Education Assistant/Community Relations Representative for Kaiser Permanente upon the occasion of her retirement.

This is not an agenda item and, in accordance with the Brown Act regulations, a determination needs to be made by the Commission that a necessity to take action on this off-agenda item arose after posting of the agenda on Friday, June 9, 1995. Pursuant to Government Code Section 54954.2(b)(2) of the Brown Act, this item can be added by a two-thirds vote of the Commissioners, or, if less than two-thirds are present, a unanimous vote of those Commissioners present is required to add the item.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT, IN ACCORDANCE WITH THE BROWN ACT REGULATIONS, IT HAS BEEN DETERMINED THAT A NECESSITY TO ACT ON THIS MATTER AROSE AFTER POSTING OF THE AGENDA ON JUNE 9, 1995.

ADOPTION: IT WAS MOVED BY MR. KITAHATA, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 126-95 BE ADOPTED.

REPORT OF THE PRESIDENT

- (a) A plaque has been received from the residents of Bayview Hunters Point in recognition of the Agency's services relative to the 1994 Earthday event.

REPORT OF THE EXECUTIVE DIRECTOR

- (a) The Rincon Park lease has been approved by the Port Commission.
- (b) SB-1266.

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located on the north side of Howard Street between Third and Fourth Streets in Yerba Center and the entity the Agency may negotiate with is California Creole Cafe.

Minutes of a Regular Meeting, June 13, 1995

There will also be a Closed Session pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.

RECESS

It was moved by Mr. Rosales, seconded by Mr. Yee, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:45 p.m.

RECONVENED

At this time, 6:30 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. Stern, seconded by Mr. Rosales, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:32 p.m.

Respectfully submitted,


Estelle Crawford
Acting Agency Secretary

APPROVED

July 11, 1995

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
20TH DAY OF JUNE, 1995

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California at 3:30 o'clock p.m. on the 20th day of June, 1995, the place and date duly established for the holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Manuel A. Rosales, Vice President
Leroy King
Gary Kitahata
Cynthia Choy Ong
Clarence R. Stern
Benny Y. Yee

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and the following was absent:

None

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Agonafer Shiferaw, Rasselas Jazz Club; Richard Brown, Mell Simmons, Zero Aakil-Bey, Shawn Richard, Darren Cannedy, Carolyn Oliver, Gloria Brown, Dedon, Andrea Brown and Patricia Vaughey, Fillmore Community Empowerment Coalition; Robert Speer, President, Beideman Neighborhood Group (BANG); Katherine Nash; Roscoe Williams; Che Hashim; Anthony Lincoln, Mayor's Office; Feysan Lodde; Naomi Gray, Mayor's Western Addition Economic Development Task Force (Task Force); Chuck Collins, Fillmore Renaissance Associates; Wayne Corn and Essie Collins, Task Force members; Nicholas Dillard; Terry Collins; Debra Edgerly; James Jefferson, The Jefferson Company; Agustin Rosas-Maxemin, Armax, Inc.; Scott Strong, California Culinary Academy; Mark M. Garay, VBN Architects; Dean Isaacs, Cala Foods, Inc.; Rob Isackson, Village Properties; Don Kaplan, Bonfare Markets; Rich Sorro, Mission Hiring Hall, Inc.; Carol Tatum, Young Community Developers; Lefty Gordon, Ella Hill Hutch Community Center; Nancy Clark, Environmental Impact Planning Associates; Donald Ray Young; and Jessica Ramm.

Representing the press was: Gerald Adams, San Francisco Examiner.

Minutes of a Regular Meeting, June 20, 1995

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54956.8 to instruct the Agency's real property with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

northside of Howard Street between Third and Fourth Streets in Yerba Buena Center with California Creole Cafe; and

1406 Golden Gate Avenue in the Western Addition A-2 with Debra Edgerly.

ADJOURNMENT

It was moved by Mr. Yee, seconded by Mr. Rosales, and unanimously carried that the meeting be adjourned to a Closed Session. The meeting adjourned at 3:31 p.m.

RECONVENED

At this time, 4:35 p.m., the meeting reconvened back to the regular session with the same roll call.

NEW BUSINESS - CONSENT AGENDA

THE ITEMS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE COMMISSION, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, April 18, May 2 and 9, 1995.
- (b) Resolution No. 127-95 requests authorization of the issuance of Notices of Funding Availability under the Housing Opportunities for Persons with AIDS (HOPWA) Program for capital projects and related supportive services in an aggregate amount not to exceed \$7,100,000.
- (c) Resolution No. 128-95 requests authorization of a Sixth Amendment to the Agreement for Disposition of Land for Private Development with Griffin/Related Properties-VII regarding the revision of the schedule of performance and application of a portion of Developer's child care obligations in connection with East Block 1 (Parcel 3707-A), located at the northeast corner of Third and Mission Streets; Yerba Buena Center.
- (d) Resolution No. 129-95 requests authorization to engage the services of Warren's Waller Press to Offset Print the Agency's 1995 Edition of the Fact Book in an amount not to exceed \$25,000.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEMS (b), (c) AND (d), RESOLUTION NUMBERS 127-95, 128-95 AND 129-95, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (e) Resolution No. 130-95 requests authorization of continuation of negotiations with Fillmore Renaissance Associates, L.P. regarding a change in the uses permitted in the Agreement for Disposition of Land for Private Development for Parcel 732-A (located at the northeast corner of Fillmore and Eddy Streets); Western Addition A-2.

Speakers: Agonafer Shiferaw, Rasselas Jazz Club; Richard Brown, Mell Simmons, Zero Aakil-Bey, Shawn Richard, Darren Cannedy, Carolyn Oliver, Gloria Brown, Dedon, Andrea Brown and Patricia Vaughney, Fillmore Community Empowerment Coalition; Robert Speer, President, Beideman Neighborhood Group (BANG); Katherine Nash; Roscoe Williams; Che Hashim; Anthony Lincoln, Mayor's Office; Feysan Lodde; Naomi Gray, Mayor's Western Addition Economic Development Task Force (Task Force); Chuck Collins, Fillmore Renaissance Associates; Wayne Corn and Essie Collins, Task Force members; Nicholas Dillard; and Terry Collins.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 130-95 BE ADOPTED.

At this time 6:10 p.m., Mr. Yee left the meeting.

- (f) Resolution No. 131-95 requests authorization of a Personal Services Contract with The Jefferson Company to provide Project Management Services to implement Phase IV of the Lower Fillmore Commercial Revitalization Project; Western Addition A-1 and A-2.

Speakers: Naomi Gray, Mayor's Western Addition Economic Development Task Force; and James Jefferson, The Jefferson Company.

MOTION: IT WAS MOVED BY MS. ONG THAT ITEM (f), RESOLUTION NO. 131-95, BE CONTINUED.

MOTION: IT WAS MOVED BY KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT THE EXECUTIVE DIRECTOR BE AUTHORIZED TO NEGOTIATE AN AGREEMENT FOR THIRTY DAYS BASED UPON PRORATED FUNDING WITH THE UNDERSTANDING THAT IT IS THE INTENTION OF THE COMMISSION TO APPROVE A LONGER TERM CONTRACT. IN ADDITION, THAT A WORKSHOP AND ACTION ON THE CONTRACT BE CALENDARRED FOR THE JULY 11, 1995 MEETING.

RECESS

The meeting recessed at 6:55 and reconvened at 7:00 p.m. with the same roll call.

- (g) Developer presentations of proposals in response to the Request for Proposals for the Purchase and Development of Parcel 3751-H located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center.

Speakers: Agustin Rosas-Maxemin, Armax, Inc.; Scott Strong, California Culinary Academy; Mark M. Garay and Lee Carney, Charles Pankow Builders, Inc. and VBN Architects and Rony Rolnizky Architects (a partnership to be formed); Dean Isaacs, Cala Foods, Inc.; Rob Isackson, Village Properties; and Don Kaplan, Bonfare Markets.

At this time, 8:13 p.m., Mr. Kitahata left the meeting.

- (h) Resolution No. 132-95 requests authorization of a contract with Ella Hill Hutch Community Center to provide Employment Development Services to low and moderate income residents of the Western Addition A-2 Redevelopment Project Area for an amount not to exceed \$239,400 for the period July 1, 1995 through June 30, 1996.

Speakers: Richard Brown and Lefty Gordon, Ella Hill Hutch Community Center.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 132-95 BE ADOPTED.

- (i) Resolution No. 133-95 requests authorization of a Contract with Mission Hiring Hall, Incorporated to provide Employment Development Services to low and moderate income residents of the South of Market Redevelopment Project Area for an amount not to exceed \$198,000 for the period July 1, 1995 through June 30, 1996.

Speaker: Rich Sorro, Mission Hiring Hall, Inc.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 133-95 BE ADOPTED.

- (j) Resolution No. 134-95 requests authorization of a Contract with Young Community Developers, Inc. to provide Employment Development Services to low and moderate income residents of the Hunters Point Redevelopment Project Area for an amount not to exceed \$180,000 for the period July 1, 1995 through June 30, 1996.

Speaker: Carol Tatum, Young Community Developers.

Minutes of a Regular Meeting, June 20, 1995

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 134-95 BE ADOPTED.

At this time, 8:20 p.m., President Kouba left the meeting and Mr. Rosales assumed the Chair.

- (k) Resolution No. 135-95 requests authorization of a Contract with San Francisco Renaissance to provide Entrepreneurial Training Services to low and moderate income residents of the Hunters Point, South of Market, and Western Addition A-2 Redevelopment Project Areas for an amount not to exceed \$39,000 for the period July 1, 1995 through June 30, 1996; Hunters Point, South of Market and Western Addition A-2.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 135-95 BE ADOPTED.

- (l) Resolution No. 136-95 requests authorization of a Contract with Women's Initiative for Self-Employment to provide Entrepreneurial Training Services to low and moderate women residents of Hunters Point and Western Addition A-2 Redevelopment Project Areas for an amount not to exceed \$29,000 for the period July 1, 1995 through June 30, 1996.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 136-95 BE ADOPTED.

At this time, 8:25 p.m., President Kouba returned to the meeting and resumed the Chair.

At this time, 8:26 p.m., Mr. Rosales left the meeting.

- (m) Resolution No. 137-95 request authorization of a Contract with the South of Market Foundation to provide Business Technical Assistance and Loan Packaging Services to businesses located in the South of Market Redevelopment Project Area for an amount not to exceed \$185,000 for the period July 1, 1995 through June 30, 1996; South of Market.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 137-95 BE ADOPTED.

- (n) Resolution No. 138-95 requests authorization of a Contract with Urban Economic Development Corporation to provide Business Technical Assistance and Loan Packaging Services to businesses located in the Western Addition A-2 and India Basin Industrial Park Redevelopment Project Areas for an amount not to exceed \$171,000 for the period July 1, 1995 through June 30, 1996; Western Addition A-2 and India Basin Industrial Park.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 138-95 BE ADOPTED.

- (o) Resolution No. 139-95 requests authorization of a Working Capital Loan in the amount of \$30,000 to California Creole Cafe, Inc. in connection with the California Creole Cafe at Yerba Buena Gardens; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. STERN AND CARRIED, WITH MS. ONG OPPOSING, THAT RESOLUTION NO. 139-95 BE ADOPTED.

At this time 8:30 p.m., Mr. Kitahata and Mr. Rosales returned to the meeting.

MOTION: IT WAS MOVED BY MR. STERN, SECONDED BY MS. ONG, THAT ITEM (o), RESOLUTION NO. 139-95 BE RECONSIDERED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Rosales
Mr. Kitahata
Ms. Ong
Mr. Stern

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Kouba

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. KOUBA, WITH COMMISSIONERS ROSALES, KITAHATA, ONG AND STERN OPPOSING, THAT RESOLUTION NO. 139-95 BE ADOPTED.

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED.

- (p) Resolution No. 140-95 requests authorization of a loan in the amount of \$6,000 to Debra Edgerly in connection with the property at 1406 Golden Gate Avenue, Affordable Condominium Program; Western Addition A-2.

ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Ms. Ong
Mr. Stern
Mr. Kouba

AND THE FOLLOWING VOTED "NAY":

Mr. Kitahata
Mr. Rosales

AND THE FOLLOWING ABSTAINED:

None

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. STERN, AND CARRIED, WITH COMMISSIONERS KITAHATA AND ROSALES OPPOSING, THAT RESOLUTION NO. 140-95 BE ADOPTED.

- (q) Resolution No. 141-95 requests authorization of a Personal Services Contract with Environmental Impact Planning Associates in an amount not to exceed \$115,000 for the preparation of the environmental review documentation necessary to support an Amendment to the Rincon Point-South Beach Redevelopment Plan; Rincon Point-South Beach.

Present to support the item: Nancy Clark, Environmental Impact Planning Associates.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 141-95 BE ADOPTED.

- (r) Resolution No. 142-95 requests authorization for Larry Florin, Director of Project Development, to travel to Washington, D.C., June 28-29, 1995, to present testimony on behalf of the City and County of San Francisco in support of the Presidio Public Benefit Trust Legislation being offered by Congresswoman Pelosi, at a cost not to exceed \$2,000.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 142-95 BE ADOPTED.

REPORT OF THE EXECUTIVE DIRECTOR

- (a) The Budget Committee of the Board of Supervisors will consider the Agency's budget on June 22, 1995.
- (b) BART's Request for Proposals for consolidation of its office space.

REPORT OF THE PRESIDENT

- (a) The regular monthly meeting of the Interagency Economic Development Coordinating Group will be held on June 21, 1995.
- (b) The regular monthly meeting with Mayor Jordan will be held on June 22, 1995.

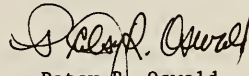
Minutes of a Regular Meeting, June 20, 1995

President Kouba announced that a Closed Session pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790 **would not be held.**

ADJOURNMENT

It was moved by Ms. Ong, seconded by Mr. Stern, and unanimously carried that the meeting be adjourned. The meeting adjourned at 9:00 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

July 11, 1995

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
11TH DAY OF JULY, 1995

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California at 4:00 o'clock p.m. on the 11th day of July, 1995, the place and date duly established for the holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Manuel A. Rosales, Vice President
Leroy King
Gary Kitahata
Clarence R. Stern
Benny Y. Yee

and the following was absent:

Cynthia Choy Ong

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: James Jefferson, The Jefferson Company; Patricia Vaughey, WAC; Leon Clancy, Mayor's Western Addition Economic Development Task Force; Chuck Collins, WDG Companies; Darren Canady, Sean Richard, Andrea Brown, Mel Simmons, Gloria Brown and Richard Brown, Fillmore Community Empowerment Coalition (FCEC); Mary Helen Rogers; Cordell Olive; Nontsizi Cayou, WAJUMBE Cultural Institution; Feysan Lodde; Michael Simmons, San Francisco Housing Development Corporation; Nat Mason, NAACP; Mary Helen Rogers; Prima Lee Ryan; Marlina Roland; M. Mahoney and R. Howe, San Francisco Police Department; Gerty Lee Morgan; Marcy J. Smith; Pamela Gillmore; Earl Watkins, Musicians Union; Thomas Campbell-Reed, Fillmore Billiards; Rosetta Mullins; Nan Benteen; Cordell Olive, Nine up Housing; Gloria Washington; and Irma Ryan.

Representing the press was: Bill Eisle, San Francisco Independent.

UNFINISHED BUSINESS

President Kouba announced that item (a), Resolution No. 143-95, would be considered after item (i)

NEW BUSINESS - CONSENT AGENDA

At the request of President Kouba, item (h) was removed from the Consent Agenda and considered as a Regular Item.

THE ITEMS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE VOTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, May 30, June 6, 13 and 20, 1995.
- (b) Resolution No. 144-95 requests authorization of renewal of a Housing Opportunities for Persons with AIDS (HOPWA) Supportive Services Agreement in an amount of \$52,586 in connection with Baker Places, Inc.'s Rental Subsidy Program.
- (c) Resolution No. 145-95 requests authorization of renewal of a Housing Opportunities for Persons with AIDS (HOPWA) Supportive Services Agreement in an amount of \$31,500 in connection with Baker Places, Inc.'s Ferguson Place Program.
- (d) Resolution No. 146-95 requests authorization of renewal of a Housing Opportunities for Persons with AIDS (HOPWA) Supportive Services Agreement in an amount of \$68,452 in connection with the Black Coalition on AIDS' Housing Services Program.
- (e) Resolution No. 147-95 requests authorization of renewal of a Housing Opportunities for Persons with AIDS (HOPWA) Supportive Services Agreement in an amount of \$52,488 in connection with the Lutheran Social Services of Northern California's Rental Subsidy Program.
- (f) Resolution No. 148-95 requests authorization of a Third Amendment to the Personal Services Contract with the Sedway Kotin Mouchley Group by adding \$37,500 for the addition of consulting work in the coordination and implementation of San Francisco's Enterprise Community Program.
- (g) Resolution No. 149-95 requests authorization of an Eighth Amendment to a Personal Services Contract with Keyser Marston Associates, Inc., for Economic Urban Land Consulting Services, which increases the amount payable under the contract by \$20,000; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEMS (b) THROUGH (g), RESOLUTION NUMBERS 144-95 THROUGH AND INCLUDING 149-95, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (h) Resolution No. 150-95 requests authorization of a Third Amendment to the Option to Lease Real Property and Amendment to Leases with the Port of San Francisco regarding certain properties in the Rincon Point-South Beach Redevelopment Project Area; Rincon Point-South Beach.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 150-95 BE ADOPTED.

NEW BUSINESS

- (i) Workshop on current status and project implementation of the Lower Fillmore Commercial Revitalization Project; Western Addition A-1 and A-2.

UNFINISHED BUSINESS

- (a) Resolution No. 143-95 requests authorization of a Personal Services Contract in an amount not to exceed \$229,000 with The Jefferson Company to provide Project Management Services to implement Phase IV of the Lower Fillmore Commercial Revitalization Project; Western Addition A-1 and A-2.

Speakers: Item (i), New Business, and Item (a), Unfinished Business: James Jefferson, The Jefferson Company; Patricia Vaughney, WAC; Leon Clancy, Mayor's Western Addition Economic Development Task Force; Chuck Collins, WDG Companies; Darren Canady, Sean Richard, Andrea Brown, Mel Simmons, Gloria Brown and Richard Brown, Fillmore Community Empowerment Coalition (FCED); Mary Helen Rogers; Cordell Olive; Nontsizi Cayou, WAJUMBE Cultural Institution; and Feysan Lodde.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROSALES, AND CARRIED, WITH MR. KING ABSTAINING, THAT RESOLUTION NO. 143-95 BE ADOPTED.

RECESS

The meeting recessed at 6:45 p.m. and reconvened at 6:55 p.m. with the same roll call.

- (j) Public Hearing to hear all persons interested in the sale of 132 Jerrold Avenue; Morgan Heights Condominium Development.

President Kouba opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 151-95 requests authorization of execution of a Deed and Other Conveyance Instruments in connection with the sale of 132 Jerrold Avenue, Morgan Heights Condominium Development, to Cornelia Simpo.

There being no persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 151-95 BE ADOPTED.

- (k) Resolution No. 152-95 requests authorization of a \$1,600,000 Grant and Regulatory Agreement with Glenridge Apartments Residents' Council, Inc. to rehabilitate The Glenridge Apartments in Diamond Heights as part of the Citywide Tax Increment Housing Program.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 151-95 BE ADOPTED.

- (l) Resolution No. 153-95 requests authorization of an Agreement for the sale and purchase of real property located at 529 and 539 Minna Street in connection with the development of Affordable Housing and a Mini-Park; South of Market.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. KITAHATA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 153-95 BE ADOPTED.

- (m) Resolution No. 154-95 requests authorization of the issuance of Requests for Proposals to develop and manage Affordable Housing and a Neighborhood Mini-Park located at 529-539 Minna Street; South of Market.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 154-95 BE ADOPTED.

- (n) Resolution No. 155-95 requests authorization of the renewal of a Personal Services Contract for an amount not to exceed \$200,000 with The San Francisco Housing Development Corporation (SFHDC) in connection with the Agency's Homeownership Counseling Program.

Speaker: Michael Simmons, SFHDC.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 155-95 BE ADOPTED.

- (o) Resolution No. 156-95 requests authorization of an Agreement in an amount of \$344,100 with the Department of City Planning for certain planning services related to the Transbay Area Plan and Implementation Program; Transbay Transit Terminal Survey Area.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. KITAHATA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 155-95 BE ADOPTED.

Minutes of a Regular Meeting, July 11, 1995

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Speakers: Richard Brown; Nat Mason, NAACP; Mary Helen Rogers; Prima Lee Ryan; and Marlina Roland (Fillmore Marketplace Associates' development located at Webster and Eddy Streets in the Western Addition A-2).

REPORT OF THE PRESIDENT

- (a) Commissioners Kouba, Rosales and Yee met with Joyce Linker, President of the Board of Directors of the Jewish Museum and discussed fundraising.
- (b) The Commissioners have been provided with a letter from Mayor Jordan to Mike Nevin, Chairman, Peninsula Corridor Joint Powers Board regarding the Transbay Study.

REPORT OF THE EXECUTIVE DIRECTOR

- (a) The Board of Supervisors will consider the Agency's budget on July 17, 1995.
- (b) Consideration of the Rincon Point-South Beach Redevelopment Plan Amendment by the Board of Supervisors' Housing and Land Use Committee has been postponed to August 17, 1995.

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

Building No. 2 at Naval Station Treasure Island with Off-Duty Productions, Inc.; and

Building No. 180 at Naval Station Treasure Island with Hollywood Pictures, Inc.

There will also be a Closed Session pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Profession and Technical Engineers Local 21 and United Public Employees Local 790.

RECESS

It was moved by Mr. Stern, seconded by Mr. King, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:50 p.m.

Minutes of a Regular Meeting, July 11, 1995

RECONVENED

At this time, 8:40 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. Stern, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:42 p.m.

Respectfully submitted,

Patsy R. Oswald
Agency Secretary

APPROVED

August 8, 1995

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// MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
18TH DAY OF JULY, 1995

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California at 4:00 o'clock p.m. on the 18th day of July, 1995, the place and date duly established for the holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Manuel A. Rosales, Vice President
Gary Kitahata
Cynthia Choy Ong
Clarence R. Stern
Benny Y. Yee

and the following was absent:

Leroy King (Arrived 4:05 p.m.)

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Tom Harden, Mayor's Office of Housing; Dick Clark, Hamilton Family Center; Tom Jones, Asian Neighborhood Design; Barry McKenna, Northern Panhandle Association; Travis Campbell; Helen O. Burns, Representative of Property Owners and Renters; Stan Gegich; Ken Isaksen; Lisa and Willie Benau, Victorian Inn at The Park; Greg Winter; Anthony Von der Muhll, Haight Ashbury Neighborhood Council; Richard Brown and Gloria Brown, Fillmore Community Empowerment Coalition; Mary Helen Rogers; Carolyn Oliver; Joseph Skiffer; Geraldine Johnson, California Creole Cafe; Denise Connally, Keyser Marston Associates; Sharon Lee Polledri, Port of San Francisco; Martina Rolano; Feysan Lodde; Rick Mariano, Rincon Point-South Beach Citizens Advisory Committee; Bob Pallas, Pilar Laboure and Dick Curtis, Hamilton Family Center; Mary Smith; Juanita Jamias, Moffat & Nichol, Enersen;

NEW BUSINESS - CONSENT AGENDA

THE ITEMS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE COMMISSION, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 157-95 requests authorization to award Demolition and Site Clearance Contract No. 87 to R & B Equipment Rentals, Inc. in an amount not to exceed \$82,858 for the Demolition and Site Clearance of 1899 Bush Street; Western Addition A-2.

- (b) Resolution No. 158-95 requests authorization of a Housing Opportunities for Persons with AID (HOPWA) Supportive Services Agreement in an amount not to exceed \$75,757 in connection with Walden House, Inc.'s Planetree Program at 154 Coleridge.
- (c) Resolution No. 159-95 requests authorization of an amendment to the \$884,000 loan to 480 Valencia Associates for the construction of 59 units of rental housing at 440-480 Valencia Streets as part of the Citywide Tax Increment Housing Program.
- (d) Resolution No. 160-95 requests authorization of the issuance of a Request for Proposals in connection with the purchase and development of the Central Block One Office Parcel, located on the south side of Market Street between Third and Fourth Streets; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a) THROUGH (d), RESOLUTION NUMBERS 157-95, 158-95, 159-95 AND 160-95, BE ADOPTED.

Mr. King arrived at this time, 4:05 p.m.

NEW BUSINESS - REGULAR AGENDA

- (e) Resolution No. 161-95 requests authorization of a Predevelopment Grant Agreement with the Hamilton Family Center, Inc. for \$75,000 to pay for predevelopment expenses to be incurred in connection with the acquisition of property at 1530 Fell Street for the construction of a transitional housing facility for 12-15 homeless families as part of the Citywide Tax Increment Housing Program.

Speakers: Tom Harden, Mayor's Office of Housing; Dick Clark, Hamilton Family Center; Tom Jones, Asian Neighborhood Design; Barry McKenna, Northern Panhandle Association; Travis Campbell; Helen O. Burns, Representative of Property Owners and Renters; Stan Gegich; Ken Isaksen; Lisa and Willie Benau, Victorian Inn at The Park; Greg Winter; and Anthony Von der Muhll, Haight Ashbury Neighborhood Council.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 161-95 BE ADOPTED.

- (f) Resolution No. 162-95 requests authorization of a Predevelopment Agreement with Swords to Plowshares in the amount of \$75,000 for preconstruction costs of 120 units of supportive housing for homeless veterans at Building No. 1038 at the Letterman Complex in the Presidio as part of the Citywide Tax Increment Housing Program.

RULE OF THE CHAIR: PRESIDENT KOUBA INDICATED THAT, SUBJECT TO THE OBJECTION OF ANY COMMISSIONER, ITEM (F), RESOLUTION NO. 162-95, WOULD BE TABLED AT THE REQUEST OF THE MAYOR'S OFFICE OF HOUSING. THERE BEING NO SUCH OBJECTION, IT WAS SO ORDERED.

Minutes of a Regular Meeting, July 18, 1995

- (g) Workshop to discuss Pier 40 Development Program/Review of Consultant Team analysis and recommendations; Rincon Point-South Beach.

Speakers: Denise Connally, Keyser Marston Associates; and Sharon Lee Polledri, Port of San Francisco.

REPORT OF THE EXECUTIVE DIRECTOR

- (a) Fillmore Marketplace Associates' development located at the northwest corner of Webster and Eddy Streets in the Western Addition A-2.
- (b) On July 17, 1995, the Board of Supervisors unanimously adopted the Agency's budget and bond authorization.
- (c) On July 18, 1995 a dedication ceremony was held for the Knox Hotel located at 241 Sixth Street, which was developed by TODCO.
- (d) Site L Development; Rincon Point-South Beach.
- (e) Mid-Embarcadero Open Space Program/Golden Gateway Redevelopment Project.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Speakers: Richard Brown and Gloria Brown, Fillmore Community Empowerment Coalition; Mary Helen Rogers; Carolyn Oliver; and Joseph Skiffer. (Fillmore Marketplace Associates' development located at Webster and Eddy Streets in the Western Addition A-2.)
- (b) Speaker: Geraldine Johnson. (California Creole Cafe, Inc.; Yerba Buena Center).

REPORT OF THE PRESIDENT

- (a) The regular monthly meeting with Mayor Jordan is scheduled for July 20, 1995.

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

northeast corner of Fourth and Harrison Streets in Yerba Buena Center with: Armax, Inc.; Mark M. Gray; and Village Properties; and

north side of Howard Street between Third and Fourth Streets in Yerba Buena Center with California Creole Cafe.

Minutes of a Regular Meeting, July 18, 1995

There will also be a Closed Session pursuant to Government Code Section 54957 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.

RECESS

It was moved by Mr. Stern, seconded by Mr. Yee, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:20 p.m.

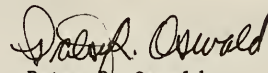
RECONVENED

At this time, 8:50 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. Stern, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:52 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

August 8, 1995

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
25TH DAY OF JULY, 1995

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California at 4:00 o'clock p.m. on the 25th day of July, 1995, the place and date duly established for the holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Manuel A. Rosales, Vice President
Leroy King
Gary Kitahata
Cynthia Choy Ong
Clarence R. Stern
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Agustin Rosas Maxemin, President, Armax, Inc.; Mickey Rosado, Hispanic Chamber of Commerce; Karen Carr, Museum Parc; Mick Blumenthal; John Elberling; Jim West, South of Market Neighborhood Association; Anne Cervantes, President, Hispanic Chamber of Commerce; William Witte, Fillmore Marketplace Associates; Richard Brown, Fillmore Community Empowerment Coalition; Mary Helen Rogers; Philip Palmer and Lyndon Comstock, Community Bank of the Bay; John Elberling, TODCO; Reverend Boyd; Reverend McCray; Geraldine Johnson; Mike Mahoney; Reagan Howe; Shawn Richard, Brother Against Guns; M. Smith; and Dean Isaacs, Bell Markets.

NEW BUSINESS - CONSENT AGENDA

THE ITEMS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Closed Session Meetings, March 28, April 11 and May 2, 1995.
- (b) Resolution No. 163-95 requests authorization of revision of Housing Opportunities for Persons with AIDS (HOPWA) Program loan associated with the acquisition and rehabilitation of the 401 Duboce Street Site sponsored by Maitri AIDS Hospice.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEM (b), RESOLUTION NO. 163-95, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (c) Public Hearing to hear all persons interested in the sale of 1215 Scott Street and 1949 O'Farrell Street; Western Addition A-2.

President Kouba opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 164-95 requests authorization of the execution of Deeds and Other Conveyance Instruments in connection with the sale of 1215 Scott Street and 1949 O'Farrell Street; Western Addition A-2.

There being no persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 164-95 BE ADOPTED.

- (d) Resolution No. 165-95 requests consideration of a Resolution of Necessity for the acquisition of a parcel located at 250 Steuart Street (Assessor's Lots 28 and 29, Block 3741) in the Rincon Point-South Beach Redevelopment Project Area; Rincon Point-South Beach.

Ms. Ong noted her conflict of interest because of her affiliation with the State Attorney General's Office who represent Caltrans.

ADOPTION: IT WAS MOVED BY Mr. KING, SECONDED BY MR. STERN, AND CARRIED, WITH MS. ONG ABSTAINING, THAT RESOLUTION NO. 165-95 BE ADOPTED.

- (e) Resolution No. 166-95 requests authorization of Exclusive Negotiations with Armax, Inc. for the purchase and development of Parcel 3751-H, located on the northeasterly corner of Fourth and Harrison Streets; Yerba Buena Center.

Speakers: Agustin Rosas Maxemin, President, Armax, Inc.; Mickey Rosado, Hispanic Chamber of Commerce; Karen Carr, Museum Parc; Mick Blumenthal; John Elberling; Jim West, South of Market Neighborhood Association; and Anne Cervantes, President, Hispanic Chamber of Commerce.

At this time, 4:45 p.m., Mr. Yee left the meeting.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 166-95 BE ADOPTED.

Minutes of a Regular Meeting, July 25, 1995

At this time, 4:55 p.m., Mr. Yee returned to the meeting.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) William Witte, Fillmore Marketplace Associates; and Richard Brown, Fillmore Community Empowerment Coalition spoke regarding the application process for Fillmore Marketplace Associates' development located at the northwest corner of Webster and Eddy Streets; Western Addition A-2.

NEW BUSINESS - REGULAR AGENDA (Continued)

- (f) Consideration of equity investment in Community Bank of the Bay.

Speakers: Philip Palmer and Lyndon Comstock, Community Bank of the Bay.

MATTERS NOT APPEARING ON AGENDA

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located on the north side of Howard Street between Third and Fourth Streets in Yerba Buena Center and the entity the Agency may negotiate with California Creole Cafe, Inc.

This is not an agenda item and pursuant to Government Code Section 54954.2(b)(2) of the Brown Act, a vote of five Commission members is required to add this item.

MOTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT, IN ACCORDANCE WITH THE BROWN ACT REGULATIONS, IT HAS BEEN DETERMINED THAT A NECESSITY TO ACT ON THIS ITEM AROSE AFTER POSTING OF THE AGENDA ON JULY 21, 1995

ADJOURNMENT

It was moved by Mr. Yee, seconded by Ms. Ong, and unanimously carried that the meeting be adjourned to a Closed Session. The meeting adjourned at 5:40 p.m.

RECONVENED

At this time, 6:45 p.m., the meeting reconvened back to the regular session with the same roll call.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS (Continued)

- (b) Speaker: John Elberling, TODCO, spoke regarding matters pertaining to the South of Market and Yerba Buena Center Redevelopment Project Areas.

REPORT OF THE PRESIDENT

- (a) The regular monthly meeting with Mayor Jordan has been rescheduled to August 3, 1995.

REPORT OF THE EXECUTIVE DIRECTOR

- (a) Pier 40 development; Rincon Point-South Beach.
- (b) Hearing by the Government Efficiency and Labor Committee of the Board of Supervisors on the Lease Agreement between the Agency and the Port of San Francisco with respect to Rincon Park in Rincon Point-South Beach.
- (c) Mayor Jordan and Board of Supervisors President Kevin Shelley held a joint news conference at The Gap Headquarters to announce Public-Private Participation in the Marketing San Francisco Partnership.

NEW BUSINESS (Continued)

- (g) Resolution No. 167-95 requests authorization of a Working Capital Loan in the amount of \$30,000 and an Amendment to Lease with California Creole Cafe, Inc. in connection with the California Creole Cafe at Yerba Buena Gardens; Yerba Buena Center.

Speakers: Reverend Boyd; Reverend MacCray; and Geraldine Johnson.

Staff proposed that Resolution No. 167-95 be amended as follows:

- "4. Lessee has submitted a business plan which includes a strategy for achieving the long term financial success of the business."

Add to end of Resolved clause:

,"including a requirement to implement the business plan."

ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Ms. Ong
Mr. Rosales
Mr. Stern
Mr. Yee
Mr. Kouba

AND THE FOLLOWING VOTED "NAY":

Mr. Kitahata

AND THE FOLLOWING ABSTAINED:

None

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MS. ONG, AND CARRIED, WITH MR. KITAHATA OPPOSING, THAT RESOLUTION NO. 167-95, AS AMENDED, BE ADOPTED.

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.

There is a need for an additional Closed Session which arose subsequent to posting of the agenda on Friday, July 21, 1995. Pursuant to Government Code Section 54954.2(b)(2) of the Brown Act, a vote of five Commission members is required to add this item.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT, IN ACCORDANCE WITH THE BROWN ACT REGULATIONS, IT HAS BEEN DETERMINED THAT A NECESSITY TO ACT ON THIS ITEM AROSE AFTER POSTING OF THE AGENDA ON JULY 21, 1995.

This item is pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

Building No. 2 at Naval Station Treasure Island with Off-Duty Productions, Inc.; and

Building No. 180 at Naval Station Treasure Island with Hollywood Pictures, Inc.; and

block bounded by Market, Mission, 10th and 11th Streets (Lot 39, Block 3507); 10th and Market Redevelopment Project Area with Bank of America, NT & SA.

RECESS

It was moved by Mr. Stern, seconded by Mr. Yee, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 8:00 p.m.

RECONVENED

At this time, 8:30 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

Minutes of a Regular Meeting, July 25, 1995

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Stern, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:32 p.m.

Respectfully submitted,

Patsy R. Oswald
Agency Secretary

APPROVED

August 22, 1995

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
1ST DAY OF AUGUST, 1995

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at Naval Station Treasure Island at the Casa De La Vista, Building #271 Avenue of the Palms in the City of San Francisco, California at 12:00 o'clock p.m. on the 1st day of August, 1995, the place and date duly established for the holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Manuel A. Rosales, Vice President
Leroy King
Gary Kitahata
Cynthia Choy Ong
Clarence R. Stern
Benny Y. Yee

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and the following was absent:

None

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Jacquie Talisfero; Marshall and Kaye Sanders; William Osterhaus; Lt. Nanette Roberts, Naval Station Treasure Island; John Mortensen, Grey Line Bus Co.; and Rafael Gonzales.

Representing the press was: Dwight Kinglatham, City Voice.

NEW BUSINESS

- (a) Site tour of Naval Station Treasure Island San Francisco.
- (b) The Commissioners held a retreat for the purpose of discussing:
 - Strength, Weaknesses, Opportunities and Trends (SWOT) analysis
 - looking at the future; the role of the Commissioner; Planning
 - what does it mean? How do we proceed?

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54957 on Personnel with respect to the position of Executive Director.

Minutes of a Regular Meeting, August 1, 1995

RECESS

It was moved by Mr. King, seconded by Mr. Stern, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 8:00 p.m.

RECONVENED

At this time, 8:55 p.m., the meeting reconvened back to the regular session and Clifford Graves, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. Kitahata, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Patsy R. Oswald
Agency Secretary

APPROVED

August 22, 1995

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MINUTES OF A REGULAR MEETING OF THE
// REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
8TH DAY OF AUGUST, 1995

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California at 4:00 o'clock p.m. on the 8th day of August, 1995, the place and date duly established for the holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Manuel A. Rosales, Vice President
Leroy King
Gary Kitahata
Cynthia Choy Ong
Clarence R. Stern
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

Richard T. Kono, Acting Executive Director, and staff members were also present.

Also present were: Tom McKnight and Robert Dristell, South of Market Foundation; Paul Zenti, Sixth Street Merchants and Residents Association; Kola Akintola-Thomas, Executive Director, Center for African, African American Art and Culture; Jane Morrison; and James Stevens.

NEW BUSINESS - CONSENT AGENDA

THE ITEMS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, May 16, July 11 and 18, 1995; Closed Session Meetings, May 9, 16 and 30, June 13 and 20 and July 11, 1995.
- (b) Resolution No. 168-95 requests authorization of the expenditure of \$58,400 under the Second Annual Option to Renew included in the Three-Year Personal Services Contract with KPMG Peat Marwick and its Joint Venture Partner, Williams, Adley & Company, to perform the Agency's annual financial audit for the year ended June 30, 1995.

Minutes of Regular Meeting, August 8, 1995

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEM (b), RESOLUTION NO. 168-95, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (c) Resolution No. 169-95 requests authorization of a Second Amendment to the June, 1991 Contract with South of Market Foundation to convey title to certain equipment, valued at \$6,636, for two steam cleanings of the Sixth Street Commercial Corridor between Stevenson and Folsom Streets, after which the contract will terminate; South of Market.

Speakers: Tom McKnight and Robert Dristell, South of Market Foundation; and Paula Zenti, Sixth Street Merchants and Residents Association.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 169-95 BE ADOPTED.

MATTERS NOT APPERING ON AGENDA

- (a) Resolution No. 170-95 requests authorization of an expenditure of \$7,500 to the Center for African, African American Art and Culture (CAAAC) to assist in the production and presentation of its Biennial Film Program in September and October 1995.

This is not an agenda item and, in accordance with the Brown Act regulations, a determination needs to be made that a necessity to act on this off-agenda item arose after posting of the agenda on Friday, August 4, 1995. Pursuant to Government Code Section 54954.2(b)(2), by a vote of at least five Commission members.

MOTION: IT WAS MOVED BY MR. KITAHATA, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT, IN ACCORDANCE WITH THE BROWN ACT REGULATIONS, IT HAS BEEN DETERMINED THAT A NECESSITY TO ACT ON THIS MATTER AROSE AFTER POSTING OF THE AGENDA ON AUGUST 4, 1995.

Speaker: Kola Akintola-Thomas, Executive Director, CAAAC.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KITAHATA, THAT THE ITEM BE CONTINUED AND STAFF BE DIRECTED TO EXPLORE FUNDING SOURCES AND REPORT BACK TO THE COMMISSION AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Kitahata
Mr. Rosales
Mr. Kouba

AND THE FOLLOWING VOTED "NAY":

Mr. King
Ms. Ong
Mr. Stern
Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED.

MOTION: IT WAS MOVED BY MR. KOUBA, SECONDED BY MR. KITAHATA THAT APPROVAL OF THE RESOLUTION BE SUBJECT TO THE AVAILABILITY OF FUNDS AND UPON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Kitahata
Mr. Rosales
Mr. Kouba

AND THE FOLLOWING VOTED "NAY":

Mr. King
Ms. Ong
Mr. Stern
Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. ONG THAT RESOLUTION NO. 170-95 BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Ms. Ong
Mr. Stern
Mr. Yee
Mr. Kouba

AND THE FOLLOWING VOTED "NAY":

Mr. Kitahata
Mr. Rosales

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY
RELATED MATTERS

- (a) Jane Morrison, Waterfront Plan Advisory Board, and James Stevens, spoke in opposition to hotels on the waterfront.

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located on the north side of Howard Street between Third Streets in Yerba Buena Center and the entity the Agency may negotiate with is California Creole Cafe.

ADJOURNMENT

It was moved by Mr. Rosales, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned to a Closed Session. The meeting adjourned at 5:05 p.m.

RECONVENED

At this time, 5:30 p.m., the meeting reconvened back to the regular session with the same roll call, with the exception of Mr. Kitahata.

REPORT OF THE PRESIDENT

- (a) The monthly meeting with Mayor Jordan has been rescheduled to August 10, 1995.

REPORT OF THE EXECUTIVE DIRECTOR

- (a) Approval by the Board of Supervisors of the Lease Agreement between the Agency and the Port of San Francisco with respect to Rincon Park in Rincon Point-South Beach.
- (b) Resolution by the Board of Supervisors urging the Mayor to urge the Redevelopment Agency to assign up to \$50,000 for the 1996 Juneteenth Festival.

President Kouba indicated he would like this information transmitted to the Mayor's Western Addition Economic Development Task Force.

- (c) KMPT has vacated the premises at 211 Brannan Street.
- (d) Reports on the Agency's utilization of M/WBE's in Purchases and Contracts for the Fourth Quarter (April 1 - June 30, 1995) and for the Fiscal Year ended July 30, 1995.
- (e) The Policy Advisory Committee of Transbay Terminal Area Study will meet on August 11, 1995.

Minutes of Regular Meeting, August 8, 1995

- (f) The Government Efficiency and Labor Committee Hearing on Parcel 732-A in the Western Addition has been postponed until September 12, 1995.

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the northwest corner of Van Ness Avenue and Myrtle Street in the Western Addition A-2 and the entity the Agency may negotiate with is The Van Ness Lofts Associates.

There will also be a Closed Session pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel regarding initiation of litigation: two potential cases.

There will also be a Closed Session pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.

RECESS

It was moved by Mr. King, seconded by Mr. Stern, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:50 p.m.

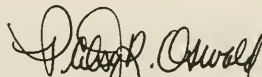
RECONVENED

At this time, 6:33 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Ms. Ong, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:35 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

September 12, 1995

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9/15/95

111
MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
15TH DAY OF AUGUST, 1995

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California at 4:00 o'clock p.m. on the 15th day of August, 1995, the place and date duly established for the holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Manuel A. Rosales, Vice President
Leroy King
Cynthia Choy Ong
Clarence R. Stern
Benny Y. Yee

and the following was absent:

Gary Kitahata

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Larry Andrews, San Francisco Housing Authority; Jim Chappell, Director of SPUR; Tina Stott, EDAW Associate; Francesca Levaggi, Warren Osborne and Nancy Davis, EDAW Interns.

NEW BUSINESS

- (a) Presentation by EDAW Interns; Transbay Terminal Project Vision.

Speakers: Jim Chappell, Director of SPUR; Tina Stott, EDAW Associate; Francesca Levaggi, Warren Osborne and Nancy Davis, EDAW Interns.

- (b) Presentation on the Housing Opportunities for Persons with AIDS (HOPWA) Program and approval of Resolution No. 171-95, which requests authorization of the encumbrance of \$2,239,420 in HOPWA monies for providing rental assistance subsidies for income-eligible persons disabled by HIV/AIDS.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 171-95 BE ADOPTED.

REPORT OF THE PRESIDENT

- (a) The August 22, 1995 Agency meeting will be held at the Southeast Community College, 1800 Oakdale Avenue, San Francisco.

REPORT OF THE EXECUTIVE DIRECTOR

- (a) Pier 40 development; Rincon Point-South Beach.
- (b) Brannan Street Muni Metro Extension Transit Station on the Embarcadero; Rincon Point-South Beach.
- (c) Leasing process for Fillmore Marketplace Associates' development located at the northwest corner of Webster and Eddy Streets; Western Addition A-2.
- (d) A public forum on the reuse planning of Treasure Island Naval Station will be held on August 19, 1995 at Treasure Island.

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

Central Block 1 (CB-1) Retail Connector within the block bounded by Third, Fourth and Mission Streets in Yerba Buena Center with Yerba Buena Retail Partners, Ltd.; and

bounded by Market, Mission, 10th and 11th Streets (Lot 39, Block 3507) with Bank of America, NT & SA; 10th and Market Redevelopment Project Area.

There will also be a Closed Session Pursuant to Government Code Section 54956.9(c) - Conference with Legal Counsel regarding initiation of litigation; two potential cases.

There will also be a Closed Session pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.

RECESS

It was moved by Mr. Rosales, seconded by Mr. Stern, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:55 p.m.

RECONVENED

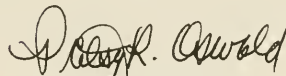
At this time, 7:20 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

Minutes of a Regular Meeting, August 15, 1995

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Stern, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:22 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

September 12, 1995

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8/22/95

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
22ND DAY OF AUGUST, 1995

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at the Southeast Community College, 1800 Oakdale Avenue in the City of San Francisco, California at 2:00 o'clock p.m. on the 22nd day of August, 1995 the place and date duly established for the holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Manuel A. Rosales, Vice President
Leroy King
Clarence R. Stern
Benny Y. Yee

and the following were absent:

Gary Kitahata
Cynthia Choy Ong

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Espanola Jackson; Marcia Dale-LeWinter, SPUR; C. Womble, Ellington Group; Ocie Mae Rogers; Alex Pitcher and George Mix, South Bayshore Community Development Corporation; Shirley Jones, Mayor's Hunters Point Shipyard Citizens Advisory Committee; Charlie Walker; Louise Vaughn; Gwendolyn Wright and Michael Steinback, Urban Economic Development Corporation; Carol Tatum, Young Community Developers; Kevin Williams; and Carolyn Y. Song.

Representing the press was: Mark Rutherford, Western Edition.

NEW BUSINESS - REGULAR AGENDA

- (a) Site tour of the South Bayshore Area.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, ARE WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (b) Approval of Minutes: Regular Meetings, July 25 and August 1, 1995; Closed Session Meeting, August 1, 1995.

- (c) Resolution No. 172-95 requests authorization of an extension of Exclusive Negotiations with the Jewish Museum San Francisco for the purchase and rehabilitation of the Jessie Street Substation located on Central Block One bounded by Market, Mission, Third and Fourth Streets (Parcel CB-1-JSS); Yerba Buena Center.
- (d) Resolution No. 173-95 requests authorization of a First Amendment to the Personal Services Contract with the Alfred Williams Consultancy in the amount of \$75,000 to provide Liaison Consultant Services for the Mayor's Hunters Point Shipyard Citizens Advisory Committee; Hunters Point Shipyard Survey Area.
- (e) Void
- (f) Resolution No. 174-95 requests authorization of a Third Amendment to the Personal Services Contract for Planning and Communications with Simon Martin-Vegue Winkelstein Moris in the amount of \$205,000; Hunters Point Shipyard Survey Area.
- (g) Resolution No. 175-95 requests authorization of a Letter Agreement in the amount of \$240,000 with the Department of City Planning for Master Planning Services and Environmental REVIEW; Hunters Point Shipyard Survey Area.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEMS (c), (d) AND (f), RESOLUTION NUMBERS 172-95, 173-95 AND 174-95, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA (Continued)

- (h) Status Report on the South Bayshore Redevelopment Survey Area:
 - 1) Agency Staff
 - 2) South Bayshore Community Development Corporation
- (i) Status Report on Hunter Point Shipyard Area.
- (j) Status Report on Economic Development:
 - 1) Service Providers:
 - a) Urban Economic Development Corporation
 - b) Young Community Developers
 - 2) Enterprise Community

Speakers (h) - (j): Alex Pitcher and George Mix, South Bayshore Community Development Corporation; Shirley Jones, Mayor's Hunters Point Shipyard Citizens Advisory Committee; Charlie Walker; Louise Vaughn; Gwendolyn Wright and Michael Steinback, Urban Economic Development Corporation; Carol Tatum, Young Community Developers; Kevin Williams; and Carolyn Y. Song.

Minutes of a Regular Meeting, August 22, 1995

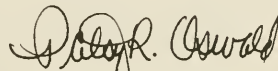
(k) Status Report on the Hunters Point Redevelopment Project Area:

- 1) Agency-funded housing developments
- 2) Other Agency-owned properties

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Rosales, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:38 p.m.

Respectfully submitted,



Patsy R. Oswald
Agency Secretary

APPROVED

September 12, 1995

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8/29/95

SEP 18 1995

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
29TH DAY OF AUGUST, 1995

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California at 4:00 o'clock p.m. on the 29th day of August, 1995, the place and date duly established for the holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

- Jon Henry Kouba, President
- Manuel A. Rosales, Vice President
- Gary Kitahata
- Cynthia Choy Ong
- Clarence R. Stern

and the following were absent:

- Leroy King
- Benny Y. Yee (Arrived 4:10 p.m.)

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Clisby Locklear, Native American AIDS Project; Don Pharoah, National Task Force on AIDS Prevention; Norm Nickens, Department of Public Health AIDS Office; and Mike Mahoney, San Francisco Police Department.

Representing the press was: Gerald Adams, San Francisco Examiner.

NEW BUSINESS

- (a) Resolution No. 176-95 requests authorization of a \$42,910 Housing Opportunities for Persons with AIDS (HOPWA) Supportive Services Agreement with the National Task Force on AIDS Prevention through its Native American AIDS Project.

At this time, 4:10 p.m., Mr. Yee arrived at the meeting.

Speakers: Clisby Locklear, Native American AIDS Project; and Don Pharoah, National Task Force on AIDS Prevention.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MS. ONG,
AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 176-95 BE ADOPTED.

President Kouba announced that item (f) would now be considered.

- (f) Resolution No. 181-95 requests authorization of the execution of a Purchase and Sale Agreement with the Bank of America for the parcel related to the proposed 10th and Market Federal Office Building; 10th and Market Redevelopment Survey Area.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 181-95 BE ADOPTED.

- (b) Resolution No. 177-95 requests authorization of the Reinstatement of a \$1,700,000 Funding Commitment to Housing Development and Neighborhood Preservation Corporation in connection with the development of 29 affordable housing units at 7th and Natoma Streets, increasing the commitment up to \$1,950,000 to fund the cost of toxic soil removal from the site; South of Market.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 177-95 BE ADOPTED.

- (c) Resolution No. 178-95 requests authorization of a Personal Services Contract in an amount not to exceed \$50,700 with Hanscomb Associates, Inc. to provide cost estimating services for the construction of the Children's Center on the rooftop of the Moscone Convention Center; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 178-95 BE ADOPTED.

- (d) Resolution No. 179-95 requests authorization of a \$232,000 Third Amendment to the Landscape Architectural Agreement with M. Paul Friedberg and Partners for services and expenses during the redesign of the Children's Garden; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 179-95 BE ADOPTED.

- (e) Resolution No. 180-95 request authorization of a \$468,000 Fourth Amendment to the Architectural Agreement with LDA Architects for services and expenses during the redesign of the Children's Center; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 180-95 BE ADOPTED.

REPORT OF THE PRESIDENT

- (a) On August 22, 1995 the Agency's meeting was held at the Southeast Community College, 1800 Oakdale Avenue.
- (b) A meeting with Mayor Jordan was held on August 21, 1995.

Minutes of a Regular Meeting, August 29, 1995

REPORT OF THE EXECUTIVE DIRECTOR

- (a) A tour of the Mission Armory is scheduled for September 12, 1995 at 2:30 p.m.
- (b) Agency Staff efforts to assist the Equal Opportunity Council (EOC) of San Francisco with its efforts to locate replacement warehouse space.
- (c) Re-naming of a housing development in Hunters Point.

President Kouba announced that there would be a Closed Sessions pursuant to Government Code Section 54956(a) concerning pending litigation with regard to Independent Housing Services vs. Fillmore Center et al.

There will also be a Closed Session pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional Engineers Local 21 and United Public Employees Local 790.

RECESS

It was moved by Ms. Ong, seconded by Mr. Rosales, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:05 p.m.

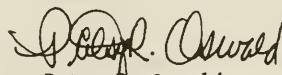
RECONVENED

At this time, 6:33 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. Stern, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:35 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

September 12, 1995

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111
MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
12TH DAY OF SEPTEMBER, 1995

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at the Mission Armory located at the southwest corner of Mission and 14th Streets in the City of San Francisco, California at 2:30 o'clock p.m. on the 12th day of September, 1995, the place and date duly established for the holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Manuel A. Rosales, Vice President
Clarence R. Stern
Benny Y. Yee

and the following were absent:

Leroy King (Arrived 4:00 p.m.)
Gary Kitahata (Arrived 4:10 p.m.)
Cynthia Choy Ong

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Jim Flood, President and Carolyn Diamond, Executive Director, Market Street Association; Robert Gamble, Deputy Executive Director, Finance and Project Development, SFRA; Nancy Freeman; Anna Yee, South of Market Problem Solving Council; Haig Mardikian, Property Owner; Amelita Pascual, South of Market Foundation; Linda Corso, San Francisco Mart; Susan Montana, Department of City Planning; Rod Creedon, SOMA West Neighborhood Association; Paul Wallace, Trinity Properties; Maureen Ebersole, French American School; Steven Fields, Progress Foundation; Jane Kahan and Bill Hirsh, Mental Health Association of San Francisco; David Friedman; Bruce Allen; Celeste Friedman, Cal and Sonia Calupad, City Central Homeowners Association; Paul Arleo; George Williams; James Townsend; Tai Nguyen; Nancy W. Gin; Jay and Jarleen Bell, James D. Miller, John Mortz and Kathrine Little, City Central Homeowners Association; Lisa Hamburger; Randall Schultz; Luis Belmonte, AMB Properties II; Shirley Bierly, Yerba Buena Consortium; Karen Carr, Museum Parc; Kate Hartley and Michael Simmons, San Francisco Housing Development Corporation; Helyne Brook; Maria Fadhi; Mary Parkinson; Lindsey Forbes, Trinity Management Services; Rebecca Schultz, Art House; Frank Janton; Nathaniel Berkowitz, Grant Building; Rod Creedon, SOMA West Neighborhood Association; Charles Belle, San Francisco African American Historical and Cultural Society; and Jim Musbach, Economic & Planning Systems, Inc.

Minutes of a Regular Meeting, September 12, 1995

Representing the press was: Gerald Adams, San Francisco Examiner.

NEW BUSINESS - REGULAR AGENDA

- (a) Mission Armory Site Tour.

NEW BUSINESS - CONSENT AGENDA

THE ITEMS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE COMMISSIONER, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (b) Approval of Minutes: Regular Meetings, August 8, 15, 22 and 29, 1995; Special Meetings, April 6 and 7, 1995; Closed Session Meetings, July 18 and 25, and August 8, 1995.
- (c) Resolution No. 182-95 requests authorization to Establish permit and reservation regulations for parks under the jurisdiction of the Redevelopment Agency.
- (d) Resolution No. 183-95 requests authorization of a Fourth Amendment to Lease Real Property with the Port of San Francisco to extend the time to exercise the option for certain parcels related to the development of Phase II of South Beach Park; Rincon Point-South Beach.
- (e) Resolution No. 184-95 requests authorization for Larry Florin, Director of Project Development, to travel to Washington, D.C., September 18-19, 1995 to negotiate an agreement with the U.S. Department of Labor regarding the Treasure Island Job Corps Center.
- (f) Resolution No. 185-95 requests approval of Group Life and Optional Term Life and Accidental Death Dismemberment Insurance Coverage (AD&D) Replacement Coverages.
- (g) Resolution No. 186-95 requests authorization of a Second Amendment to Regulatory and Grant Agreement between the Agency and the Board of Trustees of the Glide Foundation, providing for the disbursement of \$145,000 of a previously approved grant of \$250,000 for predevelopment expenses related to the new construction of affordable housing at 333 Taylor Street, under the Citywide Tax Increment Housing Program.
- (h) Resolution No. 187-95 requests authorization of a lease with the California Department of Transportation for a portion of Parcel C-1 in in the Rincon Point Subarea of the Rincon Point-South Beach Redevelopment Project Area.
- (i) Resolution No. 188-95 requests authorization of a sublease with Kirk Sparks d/b/a Aero messenger Service for portion of Parcel C-1 in the Rincon Point Subarea of the Rincon Point-South Beach Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (b), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEMS (c) THROUGH (i), RESOLUTION NUMBERS 182-95 THROUGH AND INCLUDING 188-95, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA (Continued)

- (j) Resolution No. 189-95 requests approval to request the Board of Supervisors to designate and describe a Redevelopment Survey Area within the City and County of San Francisco pursuant to the California Redevelopment Law; Mid-Market Proposed Survey Area.

At this time, 4:10 p.m., Mr. Kitahata arrived at the meeting.

Speakers: Jim Flood, President and Carolyn Diamond, Executive Director, Market Street Association; Robert Gamble, Deputy Executive Director, Finance and Project Development, SFRA; Nancy Freeman; Anna Yee, South of Market Problem Solving Council; Hag Mardikian, Property Owner; Amelita Pascual, South of Market Foundation; Linda Corso, San Francisco Mart; Susan Montana, Department of City Planning; Rod Creedon, SOMA West Neighborhood Association; Paul Wallace, Trinity Properties; and Maureen Ebersole, French American School.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 189-95 BE ADOPTED.

REPORT OF THE EXECUTIVE DIRECTOR

- (a) Mission Armory Tour.
- (b) Senate Bill 81.
- (c) A hearing on September 12, 1995 by the Board of Supervisors' Government Efficiency and Labor Committee regarding Parcel 732-A in the Western Addition A-2.
- (d) The Jefferson Company will hold an open house on September 14 as part of their marketing campaign for the revitalization of the Lower Fillmore in the Western Addition.

NEW BUSINESS (Continued)

- (k) Public Hearing to hear persons interested in variances for 1096 Eddy Street; Western Addition A-2.

President Kouba opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 190-95 requests authorization of variances for 1096 Eddy Street for parking, distances between buildings, site set back and land coverage requirements of the Redevelopment Plan for the Western Addition A-1.

- (l) Resolution No. 191-95 requests authorization of an Owner Participation Agreement with Eddy Street Apartments, Inc. for the development of Lot 26 located at 1096 Eddy Street, the north side of Eddy Street between Gough and Laguna Streets; Western Addition A-1.

- (m) Resolution No. 192-95 requests authorization of a \$1,356,048 Grant and Regulatory Agreement with Eddy Street Apartments, Inc. for the purchase and development of Lot 26, located at 1096 Eddy Street, the north side of Eddy Street between Gough and Laguna Streets in the Western Addition A-1 as part of the Citywide Tax Increment Housing Program.

Speakers - Items (k) - (m): Steven Fields, Progress Foundation; Jane Kahan and Bill Hirsh, Mental Health Association of San Francisco; David Friedman; Bruce Allen; Celeste Friedman, Cal Calupad, Jay Bell and John Mortz, City Central Homeowners Association; Paul Arleo; George Williams; James Townsend; Tai Nguyen; Nancy W. Gin; Lisa Hamburger; and Randall Schultz.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

MOTION: IT WAS MOVED BY MR. ROSALES THAT APPROVAL OF ITEMS (k), (l) AND (m) BE CONDITIONED UPON THERE BEING MORE COMMUNITY INPUT INTO THE PROCESS.

THE MOTION DIED DUE TO LACK TO A SECOND.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (k), RESOLUTION NO. 190-95, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (l), RESOLUTION NO. 191-95, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (m), RESOLUTION NO. 192-95, BE ADOPTED.

- (n) Public Hearing to hear all persons interested in granting a conditional use and variances modifying density and parking requirements; Yerba Buena Center.

President Kouba opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 193-95 requests authorization to grant a conditional use to allow dwelling units and grant variances modifying density and parking requirements for the residential development proposed by AMB Properties II on Parcel 3763-A,

located at the southeast corner of Third and Harrison Streets; Yerba Buena Center.

- (o) Resolution No. 194-95 requests conditional approval of the Schematic Design Drawings for the residential development proposed by AMB Properties II on Parcel 3763-A, located at the southeast corner of Third and Harrison Streets; Yerba Buena Center.

Speakers: Luis Belmonte, AMB Properties II; Shirley Bierly, Yerba Buena Consortium; and Karen Carr, Museum Parc.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (n), RESOLUTION NO. 193-95, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (o), RESOLUTION NO. 194-95 BE ADOPTED.

At this time, 7:20 p.m., Mr. Yee left the meeting.

- (p) Resolution No. 195-95 request authorization of the issuance of a Request for Proposals in connection with the purchase and development of Agency Parcel EB-2A located on the southeast corner of Third and Mission Streets; Yerba Buena Center.

Speaker: Charles Belle, San Francisco African American Historical and Cultural Society.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 195-95 BE ADOPTED.

- (q) Resolution No. 196-95 requests authorization of a Second Amendment to the Disposition and Development Agreement with the San Francisco Housing Development Corporation (SFHDC) regarding the development of Site DD-2 located on the south side of Hudson Avenue near Whitney Young Circle; Hunters Point.

Speakers: Kate Hartley and Michael Simmons, SFHDC.

ADOPTION: IT WAS MOVED BY MR. KITAHATA, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 196-95 BE ADOPTED.

- (r) Resolution No. 197-95 requests authorization of an Agreement to retain the Chief Administrative Office of the City and County of San Francisco for an amount not to exceed \$275,000 for assistance in the preparation of the Mid-Embarcadero Open Space and Land Use Study; Golden Gateway Project Area.

Minutes of a Regular Meeting, September 12, 1995

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 197-95 BE ADOPTED.

- (s) Resolution No. 198-95 requests authorization of a Personal Services Contract with Economic Planning Systems, Inc. for an amount not to exceed \$160,000 related to the preparation of a development program for Blocks 202-203 as part of the Mid-Embarcadero Open Space Project; Golden Gateway Project Area.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 198-95 BE ADOPTED.

- (t) Resolution No. 199-95 requests authorization to establish classifications of positions and compensation for the Agency Staff and establish the authority for Appointment to and Vacation from positions under said classifications and other matters.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 199-95 BE ADOPTED.

REPORT OF THE PRESIDENT

- (a) Tour of 101 Valencia site.
- (b) Armory Tour.
- (c) 1010 South Van Ness affordable housing development.

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.

RECESS

It was moved by Mr. King, seconded by Mr. Stern, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 8:10 p.m.

RECONVENED

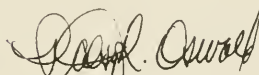
At this time, 8:40 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

Minutes of a Regular Meeting, September 12, 1995

ADJOURNMENT

It was moved by Mr. Stern, seconded by Mr. Rosales, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:42 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Patsy R. Oswald", written in a cursive style.

Patsy R. Oswald
Agency Secretary

NOTE: A Court Reporter's transcript of the proceedings for items (k) through (o) is on file with the Agency Secretary.

APPROVED

October 17, 1995

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
19TH DAY OF SEPTEMBER, 1995

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California at 4:00 o'clock p.m. on the 19th day of September, 1995, the place and date duly established for the holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Manuel A. Rosales, Vice President
Gary Kitahata
Clarence R. Stern
Benny Y. Yee

and the following were absent:

Leroy King
Cynthia Choy Ong (Arrived 4:18 p.m.)

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

Also present were: Charles Abrams, Abrams Associates; Donna Pittman, Pittman and Haines; Teresa Vergel, Tenants and Owners Development Corporation; Al Borvice, Housing Development and Neighborhood Preservation Corporation; Anna Yee, South of Market Problem Solving Council; Helen Helfer, Bernal Heights Housing Corporation; Calvin Welch, CCHO; John Buss, Hampshire Limited Liability Company; Bill Osterhaus, Center for the Arts Board and YBG Policy Group; Anita Hill, Yerba Buena Alliance and YBG Policy Group; Robert Davis, KTB Realty Partners; Mary Helen Rogers; Mary Jefferson Smith, Gloria Brown, Fillmore Center Tenants Association; Reverend Edgar E. Boyd; Essie Collins; Jim Jefferson, The Jefferson Company; Richard Brown; Wayne Corn, Bernard Chowden and Richard Johnson, Central Freeway Task Force; Gerald Robbins, Department of Parking and Traffic; Patricia Wallrup; Kevin Williams, New Bayview Committee; John Norton, L.C. Electric; John Prestach; and Chris Lynch, Jones Hill Hill & White.

Representing the press was: Gerald Adams, San Francisco Examiner.

NEW BUSINESS - CONSENT AGENDA

THE ITEMS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION MEMBERS.

- (a) Resolution No. 200-95 requests authorization of a First Amendment to the Personal Services Contract for Transportation Planning with Korve Engineering in the amount of \$125,000; Hunters Point Shipyard Survey Area.
- (b) Resolution No. 201-95 requests authorization of a Letter Agreement with the Mayor's Office of Community Development to provide the services of an Agency Employee in connection with the Administration and Implementation of City and Agency Business Loan Programs.
- (c) Resolution No. 202-95 requests authorization for Kofi S. Bonner, Deputy Executive Director of Program and Project Management to travel to Los Angeles, October 26-27, 1995 to attend the Urban Land Institute (ULI) Seminar regarding Developing Urban Entertainment Destinations at a cost not to exceed \$1,500.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a), (b) AND (c), RESOLUTION NUMBERS 200-95, 201-95 AND 202-95, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

President Kouba indicated that item (1) would be considered.

- (1) Resolution No. 210-95 requests authorization of the issuance of not to exceed \$50,000,000 Redevelopment Agency of the City and County of San Francisco Mortgage Revenue Refunding Bonds (FHA Insured Mortgage Loan Northridge Cooperative Homes, Section 8 Assisted Project); Hunters Point.

At this time, 4:18 p.m., Ms. Ong arrived at the meeting.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 210-95 BE ADOPTED.

- (d) Resolution No. 203-95 of the Redevelopment Agency of the City and County of San Francisco declaring it the official policy of the merged South of Market and Golden Gateway Redevelopment Areas to utilize 50 percent of tax increment in these areas for the purpose of assisting in the creation of affordable housing.

Speakers: Teresa Vergel, Tenants and Owners Development Corporation; Al Borvice, Housing Development and Neighborhood Preservation Corporation; Anna Yee, South of Market Problem Solving Council; Helen Helfer, Bernal Heights Housing Corporation; and Calvin Welch, CCHO.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 203-95 BE ADOPTED.

- (e) Public Hearing to hear all persons interested in a Land Disposition Agreement for the parcel located at the northeast corner of Third and Howard Streets; Yerba Buena Center.

President Kouba opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 204-95 requests authorization of an Agreement for Disposition of Land for Private Development with Hampshire Limited Liability Company for the purchase and development of Parcel EB-2C located on the northeasterly corner of Third and Howard Streets; Yerba Buena Center.

Speaker: John Buss, Hampshire Limited Liability Company.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. KITAHATA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 204-94 BE ADOPTED.

- (f) Resolution No. 205-95 requests authorization of a \$210,000 Construction Contract with L.C. Electric, Inc. for installation of additional electronic security measures at Yerba Buena Gardens; Yerba Buena Center.
- (g) Resolution No. 206-95 requests authorization of a \$82,900 Construction Contract with Golden Bay Fence Plus Iron Works, Inc. to provide movable security barrier for Yerba Buena Gardens; Yerba Buena Center.
- (h) Resolution No. 207-95 requests authorization of a \$168,800 Construction Contract to Seto's Construction Company for installation of a freight lift and related work at the Esplanade; Yerba Buena Center.

Speakers: (f), (g) and (h): Bill Osterhaus, Center for the Arts Board and YBG Policy Group; Anita Hill, Yerba Buena Alliance and YBG Policy Group; and Robert Davis, KTB Realty Partners.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 205-95 BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 206-95 BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. STERN, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 207-95 BE ADOPTED.

Minutes of a Regular Meeting, September 19, 1995

- (i) Presentation on the Lower Fillmore Revitalization Project; Western Addition A-1 and A-2.

Speakers: Mary Helen Rogers; Mary Jefferson Smith; Gloria Brown, Fillmore Center Tenants Association; Reverend Edgar E. Boyd; Essie Collins; and Jim Jefferson, The Jefferson Company.

At this time, 6:50 p.m., Mr. Yee left the meeting.

- (j) Resolution No. 208-95 requests authorization of a Personal Services Contract with Abrams Associates in an amount not to exceed \$36,000 for the provision of Traffic Circulation and Parking Analyses for the Lower Fillmore Revitalization Project; Western Addition A-1 and A-2.

Speakers: Wayne Corn and Bernard Chowden, Central Freeway Task Force; and Mary Helen Rogers.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 208-95 BE ADOPTED.

- (k) Resolution No. 209-95 requests authorization of \$17,000,000 Redevelopment Agency of the City and County of San Francisco Multifamily Housing Revenue Refunding Bonds (Webster Tower and Terrace) 1995 Issue A; Western Addition A-2.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 209-95 BE ADOPTED.

RECESS

The meeting recessed at 7:30 p.m. and reconvened at 7:40 p.m. with the same roll with the exception of Mr. Yee.

- (m) Presentation on the Central Freeway Area Wide Traffic Study - Department of Parking and Traffic/Wilbur Smith Associates.

Speakers: Gerald Robbins, Department of Parking and Traffic; Wayne Corn, Bernie Chowden and Richard Johnson, Central Freeway Task Force; and Patricia Wallrup.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Speaker: Kevin Williams, New Bayview Committee, spoke regarding a housing development in Hunters Point.

REPORT OF THE PRESIDENT

- (a) Gene E. Suttle, former Senior Deputy Executive Director of the Redevelopment Agency passed away on September 18, 1995. A memorial service will be held at the St. Francis Episcopal Church, 399 Fernando Way, San Francisco, on September 23. The meeting will be adjourned in memory of Mr. Suttle.

Minutes of a Regular Meeting, September 19, 1995

- (b) A meeting is scheduled with Mayor Jordan on September 21, 1995.
- (c) Mr. Kitahata's term as a Commissioner has expired and he is be commended for his service to the Agency.

REPORT OF THE EXECUTIVE DIRECTOR

- (a) The South Beach Park dedication event will be held on November 4, 1995.
- (b) On September 19, 1995 the Board of Supervisors' Select Committee on Base Conversions reported regarding Astoria Metal, the Navy's tenants at Drydock No. 4 at the Hunters Point Naval Shipyard and on the planning process for Naval Station Treasure Island.
- (c) A new Business Development Specialist, Art Hsin, has recently been hired.
- (d) Robert Gamble, Deputy Executive Director, Finance and Project Development, expressed appreciation to Commissioner Kitahata on behalf of Agency staff.

The Commissioners paid tribute to Mr. Kitahata for his outstanding achievements during his term as a Commissioner.

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

San Francisco Naval Shipyard and Naval Station Treasure Island with the United States Navy; and

Parcel 732-A located at the northeast corner of Fillmore and Eddy Streets in the Western Addition A-2 with Fillmore Renaissance Associates.

There will also be a Closed Session pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.

RECESS

It was moved by Mr. Rosales, seconded by Ms. Ong, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 8:50 p.m.

RECONVENED

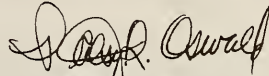
At this time, 10:15 p.m. David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

Minutes of a Regular Meeting, September 19, 1995

ADJOURNMENT

It was moved by Mr. Stern, seconded by Ms. Ong, and unanimously carried that the meeting be adjourned in memory of Gene Suttle. The meeting adjourned at 10:17 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Patsy R. Oswald". The signature is fluid and cursive, with the first name "Patsy" being more prominent.

Patsy R. Oswald
Agency Secretary

APPROVED

October 17, 1995

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
26TH DAY OF SEPTEMBER, 1995

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at Naval Station Treasure Island at the Casa De La Vista, Building #271 Avenue of the Palms in the City of San Francisco, California at 12:00 o'clock p.m. on the 26th day of September, 1995, the place and date duly established for the holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Manuel A. Rosales, Vice President
Gary Kitahata
Cynthia Choy Ong
Clarence Stern
Benny Y. Yee

and the following was absent:

Leroy King

The President declared that a quorum was present.

Clifford W. Graves, Executive Director, and staff members were also present.

NEW BUSINESS

- (a) The Commissioners held a retreat for the purpose of discussing the role of the Commission in the Planning Process.

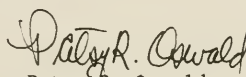
President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54957 on Personnel with respect to the position of the Executive Director.

This item was not held.

ADJOURNMENT

It was moved by Mr. Kitahata, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:00 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

December 19, 1995

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
3RD DAY OF OCTOBER, 1995

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 2:00 p.m. on the 3rd day of October, 1995, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Gary Kitahata
Clarence R. Stern
Benny Y. Yee

and the following were absent:

Manuel A. Rosales, Vice President
Leroy King (Arrived 3:10 p.m.)
Cynthia Choy Ong (Arrived 3:00 p.m.)

The President declared that a quorum was present.

Also present were: Rebecca Kohlstrand, Project Manager, Waterfront Transportation Office; John Elberling; Norman Rolf; Clark Mams; Jack Fleck Department of Parking and Traffic; Olsen Lee, and Alicia Klein, Mayor's Office of Housing; Al Borvice, Housing Development and Neighborhood Preservation Corporation; Luis Belmonte, AMB Properties II; Sheila Bergman, Director of Yerba Buena Gardens Studio for Technology and the Arts; Anna Yee, Board Member, Yerba Buena Gardens Studio for Technology and the Arts; Ronald Walquist and Gary Bordner, Astoria Metal Corporation; Alfred Williamson; Al Williams, Mayor's Hunters Point Shipyard Citizens Advisory Committee; and Jaquie Taliaferro, Alta Studios

Representing the press was: Gerald Adams, San Francisco Examiner.

NEW BUSINESS - CONSENT AGENDA

At the request of Mr. Yee, Consent Agenda item (a), Resolution No. 211-95, was removed from the Consent Agenda and considered as a Regular Agenda item.

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE AGENCY AND WERE ACTED UPON
BY A SINGLE VOTE OF THE COMMISSION

- (b) Resolution No. 121-95 requests authorization of a Grant Agreement for \$25,000 with Yerba Buena Alliance; Yerba Buena Center.
- (c) Resolution No. 213-95 requests authorization of a Third Amendment to the Professional Services Contract with Terry A. Hayes Associates for the preparation of an Environmental Impact Report which expands the Scope of Services, increases the contract by an amount not to exceed \$26,000, and extends the time of performance; South of Market.

ADOPTION: IT WAS MOVED BY MR. KITAHATA, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (b) AND (c), RESOLUTION NUMBERS 121-95 AND 213-95, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (a) Resolution No. 211-95 requests authorization of a Second Amendment to the Agreement for Disposition of Land for Private Housing Redevelopment with Tenants and Owners Development Corporation regarding the property at 240 Fourth Street (Parcel 3733-A); Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. KITAHATA, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 211-95 BE ADOPTED.

- (d) Resolution No. 214-95 commends and expresses appreciation to Gary Kitahata for his outstanding service as a Commissioner of the Redevelopment Agency of the City and County of San Francisco.

President Kouba noted that Mr. Kitahata is still an Agency Commissioner and recommended the item be continued.

RULE OF THE CHAIR: PRESIDENT KOUBA INDICATED THAT, SUBJECT TO THE OBJECTION OF ANY COMMISSIONER, ITEM (d), RESOLUTION NO. 214-95, WOULD BE CONTINUED TO THE MEETING OF OCTOBER 17, 1995. THERE BEING NO SUCH OBJECTION, IT WAS SO ORDERED.

- (e) Presentation of Alternatives related to the Mid-Embarcadero/Terminal Separator Structure Replacement Project by the Waterfront Transportation Projects Office of the Chief Administrative Officer and Resolution No. 215-95 requesting adoption of an Advisory Recommendation on a Preferred Alternative related to the Mid-Embarcadero/Terminal Separator Structure Project: Golden Gateway/Transbay Terminal.

Speakers: Rebecca Kohlstrand, Project Manager, Waterfront Transportation Office; John Elberling; Norman Rolfe; Clark Mams; and Jack Fleck, Department of Parking and Traffic.

RECESS

The meeting recessed at 2:50 p.m. and reconvened at 2:55 p.m. with the same roll call.

At this time, 3:00 p.m., Ms. Ong arrived at the meeting.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 215-95, BE CONTINUED TO THE MEETING OF OCTOBER 17, 1995.

President Kouba indicated that item (l) would now be considered.

- (l) Resolution No. 222-95 requests authorization of a Loan Amendment and a Grant Agreement with Housing Development and Neighborhood Preservation (HDNPC) Corporation of 101 Valencia Street as part of the Citywide Tax Increment Housing Program.

Speakers: Olsen Lee, Mayor's Office of Housing; and Al Borvice, HDNPC.

At this time, 3:10 p.m., Mr. King arrived at the meeting.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 222-95 BE ADOPTED.

- (f) Public Hearing to hear all persons interested in a Disposition and Development Agreement for the parcel located on the southeasterly corner of Third and Harrison Streets; Yerba Buena Center.

President Kouba opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 216-95 requests authorization of a Disposition and Development Agreement with AMB Properties II for the purchase and development of Parcel 3763-A located at the southeasterly corner of Third and Harrison Streets; Yerba Buena Center.

Speaker: Luis Belmonte, AMB Properties II.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 216-95 BE ADOPTED.

- (g) Resolution No. 217-95 requests authorization of a Grant Agreement for \$300,000 with Yerba Buena Gardens Studio for Technology and the Arts; Yerba Buena Center.

Speakers: Sheila Bergman, Director of Yerba Buena Gardens Studio for Technology and the Arts; and Anna Yee, Board Member.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 217-95 BE ADOPTED.

At this time, 4:10 p.m., Mr. King left the meeting.

- (h) Resolution No. 218-95 requests authorization of an Owner Participation Agreement with Donald and Theresa Brooks for the development of Lot 2 in Assessor's Block 3774, Site F-2 (540 Delancey Street, located at the northwest corner of Federal and Delancey Streets); Rincon Point-South Beach.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 218-95 BE ADOPTED.

- (i) Resolution No. 219-95 requests approval of the Basic Concept Design for the development of Lot 2 in Assessor's Block 3774, Site F-2 (540 Delancey Street, located at northwest corner of Federal and Delancey Streets); Rincon Point-South Beach.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 219-95 BE ADOPTED.

At this time, 4:15 p.m., Mr. King returned to the meeting.

President Kouba indicated that item (k) would now be considered.

- (k) Resolution No. 221-95 requests authorization of an Amendment to the Regulatory and Grant Agreement with Artspace Development Corporation in connection with

the development of live-work units located at 1695 18th Street for low income artists as part of the Citywide Tax Increment Program.

Speaker Alicia Klein, Mayor's Office of Housing.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 221-95 BE ADOPTED.

- (j) Resolution No. 220-95 requests authorization of a First Amendment of a Housing Opportunities for Persons with AIDS (HOPWA) Supportive Services Agreement in an amount not to exceed \$213,105 in connection with the San Francisco AIDS Foundation.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 220-95 BE ADOPTED.

- (m) Resolution No. 223-95 requests authorization of an interim lease with the Navy for Building No. 606 at the Hunters Point Naval Shipyard.

- (n) Resolution No. 224-95 requests authorization of a sublease between the Agency and Astoria Metal for Building No. 606 at the Hunters Point Naval Shipyard.

Speakers - Items (m) and (n): Ronald Walquist, Astoria Metal Corporation; Alfred Williamson; Al Williams, Mayor's Hunters Point Shipyard Citizens Advisory Committee; and Jaquie Taliaferro, Alta Studios.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (m), RESOLUTION NO. 223-95 BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT ITEM (n), RESOLUTION NO. 224-95 BE ADOPTED.

MATTERS NOT APPEARING ON AGENDA

- (a) Resolution No. 225-95 commends and expresses appreciation to Jack Robertson for his services upon the occasion of his resignation from the Redevelopment Agency of the City and County of San Francisco.

This is not an agenda item and, in accordance with the Brown Act regulations, a determination needs to be made by the Commission that a necessity to take action on this off-agenda item arose after posting of the agenda September 29, 1995. Pursuant

to Government Code Section 54954 .2(b)(2) of the Brown Act a vote of five Commissioners is required to add this item

MOTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT, IN ACCORDANCE WITH THE BROWN ACT REGULATIONS, IT HAS BEEN DETERMINED THAT A NECESSITY TO ACT ON THIS MATTER AROSE AFTER POSTING OF THE AGENDA ON SEPTEMBER 29, 1995.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 225-95 BE ADOPTED.

Speaker: Olsen Lee, Mayor's Office of Housing.

REPORT OF THE PRESIDENT

- (a) Visit to the Mexican Museum.
- (b) The HIV Planning Council adopted its priorities for use of Ryan White Care Funds.

REPORT OF THE EXECUTIVE DIRECTOR

- (a) The Agency's 1995-96 Fact Book.
- (b) Mayor Jordan's State of the City Address.
- (c) The Agency testified at the Budget Committee of the Board of Supervisors at a hearing on Government Efficiency. Various departments testified and the Redevelopment Agency's report was well received.
- (d) The Dedication ceremony for South Beach Park will be held on December 2, 1995.
- (e) One proposal was received for the development of Central Block 1 in Yerba Buena Center by the October 3, 1995 deadline.

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

- (a) San Francisco Naval Shipyard with the United States Navy.
- (b) north side of Mission Street between Third and Fourth Streets in Yerba Buena Center with the Jewish Museum.

There will also be a Closed Session pursuant to Government Code Section 54957.8 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers Local 21 and United Public Employees Local 790.

RECESS

It was moved by Mr. Stern, seconded by Mr. Yee, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:30 p.m.

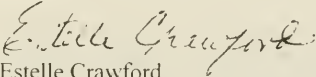
RECONVENED

At this time, 6:15 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Ms. Ong, seconded by Mr. Stern, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:17 p.m.

Respectfully submitted,


Estelle Crawford
Acting Agency Secretary

APPROVED

January 9, 1996

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
17TH DAY OF OCTOBER, 1995

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 17th day of October, 1995, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

- Jon Henry Kouba, President
- Manuel A. Rosales, Vice President
- Leroy King
- Cynthia Choy Ong
- Darshan Singh
- Clarence R. Stern

and the following was absent:

Benny Y. Yee (Arrived 4:25 p.m.)

The President declared that a quorum was present.

Also present were: Gary Kitahata; Naomi Gray, Mayor's Western Addition Economic Development Task Force; Carolyn Diamond, Executive Director, Market Street Association; Alice Lowe, Asian Art Commission; Jerry Clark, Natoma Neighborhood Association; Judy Teichman, Asian Art Museum; Anna Yee, South of Market Problem Solving Council; Joyce Linker and Ron Kaufman, The Jewish Museum; Daniel Sun, Sun Construction; Leonard Tom, Office of the Chief Administrative Officer; and John Darrah, Asian, Inc.

UNFINISHED BUSINESS

- (a) Resolution No. 214-95 commends and expresses appreciation to Gary Kitahata for his outstanding service as a Commissioner of the Redevelopment Agency of the City and County of San Francisco.

Speakers: Gary Kitahata; and Naomi Gray, Mayor's Western Addition Economic Development Task Force.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 214-95 BE ADOPTED.

- (b) Resolution No. 215-95 requests adoption of an Advisory Recommendation on a Preferred Alternative related to the Mid Embarcadero/Terminal Separator Structure Project; Golden Gateway/Transbay Terminal.

At this time, 4:25 p.m., Mr. Yee arrived at the meeting.

Speaker: Leonard Tom, Office of the Chief Administrative Officer.

MOTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 215-95 BE AMENDED TO READ AS FOLLOWS:

“ADD TO THE BASIS FOR RESOLUTION/RECITALS”

The Agency is aware of the concerns expressed by the communities in the Northeastern sector of the City (including Chinatown, North Beach and Fisherman’s Wharf) relating to the need to have timely and effective traffic/transportation/roadway connections serving the area:

“ADD AS A NEW RESOLVED CLAUSE”

and be it FURTHER RESOLVED, that the Redevelopment Agency of the City and County of San Francisco requests that the Board of Supervisors address the specific concerns of the communities of the Northeastern sector of the City (including Chinatown, North Beach and Fisherman’s Wharf) as it relates to the traffic/transportation/roadway connection issues in the Mid-Embarcadero/Terminal Separator Replacement Project and that these concerns be addressed in the final EIR/EIS Report.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 215-95, AS AMENDED, BE ADOPTED.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, September 12 and 19, 1995.

- (b) Resolution No. 226-95 requests authorization of a \$42,000 Residential Repair Contract with Sun Construction to complete repairs on the Agency-owned condominium unit located at 1412 Golden Gate Avenue; Western Addition A-2.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEM (b), RESOLUTION NO. 226-95, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (c) Public Hearing to hear all persons interested in the conveyance of 479 Natoma Street; South of Market.

President Kouba opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 227-95 requests authorization of a Disposition and Development Agreement (DDA) with Asian, Inc. for the conveyance of Redevelopment Agency owned land at 479 Natoma Street; South of Market.

- (d) Resolution No. 228-95 requests approval of the Basic Concept Design associated with the development of the 479 Natoma Street Site; South of Market.

Speaker - Items (c) and (d): Stan Smith, San Francisco Building and Trades Council.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (c), RESOLUTION NO. 227-95, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MT. STERN, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 228-95, BE ADOPTED.

- (e) Resolution No. 229-95 requests the establishment of boundaries for the Mid-Market Survey Area to be proposed to the Board of Supervisors.

Speakers: Carolyn Diamond, Executive Director, Market Street Association; Alice Lowe, Asian Art Commission; Jerry Clark, Natoma Neighborhood Association; Judy Teichman, Asian Art Museum; and Anna Yee, South of Market Problem Solving Council.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH THAT ITEM (e) BE CONTINUED FOR TWO WEEKS.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. STERN, AND CARRIED, WITH MR. SINGH ABSTAINING, THAT THE PROPOSED MID-MARKET SURVEY AREA BE AMENDED TO INCLUDE THE OLD MAIN LIBRARY SITE, FUTURE HOME OF THE ASIAN ART MUSEUM.

THE MOTION TO CONTINUE WAS WITHDRAWN BY MR. YEE.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 229-95, AS AMENDED, BE ADOPTED.

RECESS

The meeting recessed at 5:40 p.m., and reconvened at 5:45 p.m. with the same roll call.

- (f) Resolution No. 230-95 requests authorization of a First Amendment to the Turner Construction Contract for Construction Management Services, in an amount not to exceed \$275,000, during the redesign and rebid phase for the Children's Center on Central Block 3; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 230-95 BE ADOPTED.

- (g) Workshop on design considerations of The Jewish Museum San Francisco in connection with a portion of the Jessie Street Substation Parcel; Yerba Buena Center.

Speakers: Joyce Linker and Ron Kaufman, The Jewish Museum.

REPORT OF THE PRESIDENT

(a) Tour of the Jessie Street Substation, future home of the Jewish Museum..

(b) IMAX Visit, October 18, 1995.

REPORT OF THE EXECUTIVE DIRECTOR

(a) The hearing by the Board of Supervisors' Housing and Land Use Committee on the merger of the Golden Gateway and South of Market Redevelopment Project Areas has been rescheduled to November 2, 1995.

(b) Meeting with Mayor Jordan, October 19, 1995.

(c) The joint meeting with the City Planning Commission on the Transbay Terminal Survey Area has been rescheduled to October 26, 1995.

(d) Senate hearing on the Board of Supervisors' Select Committee on Base Closure.

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional Technical Engineers Local 21 and United Public Employees Local 790.

RECESS

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:45 p.m.

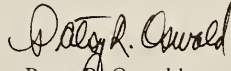
RECONVENED

At this time, 7:30 p.m., the meeting reconvened back to the regular session and Jennifer Bell, Acting Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Stern, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:27 p.m.

Respectfully submitted,



Patsy R. Oswald

Agency Secretary

APPROVED

December 19, 1995

SF

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10/24/95

DOCUMENTS DEPT.

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
24TH DAY OF OCTOBER, 1995

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 24th day of October, 1995, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Manuel A. Rosales, Vice President
Leroy King
Cynthia Choy Ong
Darshan Singh
Clarence R. Stern

and the following was absent:

Benny Y. Yee (Arrived 4:20 p.m.)

The President declared that a quorum was present.

Also present were: Ted Dientsfrey and Joel Lipski, Mayor's Office of Housing; Ace Washington, Community News Service; Cecelia Shepherd, Hayes Valley Apartments; Fred Johnson and Joy Rucker, Black Coalition on AIDS; Winston Montgomery; M. Miller; Essie Collins; Kate Hartley, San Francisco Housing Development Corporation; Norma Thompson, Corporation for Supportive Housing; David Bahlman, San Francisco Heritage; Felix Warburg, Bush Street Synagogue Cultural Center; Reverend John H. Lane; Koala Thomas; Gloria Brown, Fillmore Center; Deborah Craig; Nontsizi Cayou, Wajumbe Cultural Institution; Richard Brown; Charles Collins, Fillmore Renaissance Associates, L.P.; Katherine Nash; Robert Reece; Essie Collins; Brett Gladstone; David Ish; Dwight Kinnard; Bill Witte, Related Companies of California; and Tom Bennett.

Representing the press were: Mark Rutherford, Western Edition; and Jacque Taliaferro, New Bayview Newspaper.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED
UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 231-95 requests authorization of an increase in Employer Contributions to the Public Employees Retirement System (PERS)
- (b) Resolution No. 232-95 requests authorization of a First Amendment to the Disposition and Development Agreement with AMB Properties II, L.P. for Parcel 3763-A located at the southeasterly corner of Third and Harrison Streets: Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a) AND (b), RESOLUTION NUMBERS 231-95 AND 232-95, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (c) Resolution No. 233-95 requests authorization of a Predevelopment Loan Agreement with Hayes Valley Apartments Limited Partnership, not to exceed \$773,257, for the development of non-profit owned and operated low and moderate income housing to replace public housing on two sites at the corners of Haight and Webster Streets and Fell and Webster Streets as part of the Citywide Tax Increment Housing Program.

At this time, 4:20 p.m., Mr. Yee arrived at the meeting.

Ms. Ong indicated that would recuse herself from voting on item (c).

Speakers: Ted Dientsfrey and Joel Lipski, Mayor's Office of Housing; Ace Washington, Community News Service; and Cecelia Shepherd, Hayes Valley Apartments.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND CARRIED, WITH MS. ONG ABSTAINING, THAT RESOLUTION NO. 233-95 BE ADOPTED.

- (d) Resolution No. 234-95 requests authorization of a funding commitment not to exceed \$944,036 under the Housing Opportunities for Persons with AIDS (HOPWA) Program with the Black Coalition on AIDS for the development of a 12-bed transitional housing facility for people with HIV/AIDS located at 1761 Turk Street.

Speakers: Fred Johnson and Joy Rucker, Black Coalition on AIDS; Winston Montgomery; M. Miller; Essie Collins; Kate Hartley, San Francisco Housing Development Corporation; and Norma Thompson, Corporation for Supportive Housing.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH THAT ITEM (d) BE CONTINUED TO PERMIT FURTHER COMMUNITY INPUT.

THE MOTION TO CONTINUE WAS WITHDRAWN BY MR. YEE.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, THAT ITEM (d) BE CONTINUED TO THE MEETING OF NOVEMBER 14, 1995 AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Ms. Ong
Mr. Singh
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Rosales
Mr. Stern
Mr. Kouba

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. ONG, THAT ITEM (d) BE APPROVED AND STAFF BE INSTRUCTED TO CONTINUE COMMUNITY OUTREACH AND ON ROLL CALL THE FOLLOWING ANSWERED "AYE":

Mr. King
Ms. Ong
Mr. Rosales
Mr. Singh
Mr. Stern
Mr. Yee
Mr. Kouba

AND THE FOLLOWING VOTED "NAY"

None

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

- The Commissioners directed staff to prepare an appropriate resolution for Commission consideration at the November 14, 1995 meeting regarding a policy of notifying property owners and residents within a 300 foot radius of all projects involving an expenditure of Agency funds.
- (e) Resolution No. 235-95 requests authorization of the issuance of a Request for Proposals in connection with the purchase and development of Agency Parcel 674-C, the southeast corner of Bush and Laguna Streets and the purchase and rehabilitation of Parcel 674-F, 1881 Bush Street; Western Addition A-2.

Speakers: David Bahlman, San Francisco Heritage; and Felix Warburg, Bush Street Synagogue Cultural Center.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. ONG, AND CARRIED, WITH MR. STERN OPPOSING, THAT THE REQUEST FOR PROPOSALS BE AMENDED TO EXTEND THE TIME FOR SUBMISSION OF PROPOSALS TO 120 DAYS.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. ONG, AND CARRIED, WITH MR. STERN OPPOSING, THAT RESOLUTION NO. 235-95 BE ADOPTED..

RECESS

The meeting recessed at 6:35 p.m. and reconvened at 6:40 p.m. with the same roll call.

(f) Void.

- (g) Public Hearing to hear all persons interested in the change in permitted uses in the development of Parcel 732-A; Western Addition A-2.

President Kouba opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 236-95 requests authorization of a Sixth Amendment to the Agreement for Disposition of Land and Improvements for Private Development

with Fillmore Renaissance Associates, L.P. to change the permitted uses in the development of Parcel 732-A (located at the northeast corner of Fillmore and Eddy Streets); Western Addition A-2.

Speakers: Reverend John H. Lane; Ace, Washington, Community News Service; Koala Thomas; Gloria Brown, Fillmore Center; Deborah Craig; Nontsizi Cayou, Wajumbe Cultural Institution; Richard Brown; and Charles Collins, Fillmore Renaissance Associates, L.P.

The following persons left the meeting due to time constraints, but submitted speaker cards indicating support for item (g): Katherine Nash; Robert Reece; Essie Collins; Brett Gladstone; David Ish; and Dwight Kinnard.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 236-95 BE ADOPTED.

- (h) Resolution No. 237-95 requests approval of an Amendment to the Agency's Fiscal Year 1995-96 Budget in the amount of \$225,000 for purposes of accomplishing the first six months work for the Mid-Market Survey Area and requesting the Board of Supervisors to approve the amendment and the issuance of Bonds to finance the Amendment; Mid-Market Survey Area.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 237-95 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

Speaker: Bill Witte, Related Companies of California (Status report on Fillmore Marketplace Associates' development located at the northwest corner of Webster and Eddy Streets in the Western Addition A-2).

REPORT OF THE PRESIDENT

- (a) A Joint meeting with the City Planning Commission on the Transbay Terminal Area will be held on October 26, 1995.
- (b) Meeting with Mayor Jordan, October 23, 1995

- (c) Letter to Senator Dianne Feinstein opposing the Budget Reconciliation Bill affecting Medical funding for persons suffering from HIV/AIDS.

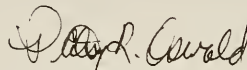
REPORT OF THE EXECUTIVE DIRECTOR

- (a) The November 14, 1995 Agency meeting will be held at the Center for the Arts in Yerba Gardens, 701 Mission Street, San Francisco.
- (b) The Agency's picnic will be held in Golden Gate Park on October 18, 1995.

ADJOURNMENT

It was moved by Mr. Singh,, seconded by Mr. Rosales, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:20 p.m.

Respectfully submitted,



Patsy R. Oswald
Agency Secretary

APPROVED

December 19, 1995

SF
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#4

11/14/95

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
14TH DAY OF NOVEMBER, 1995

DOCUMENTS DEPT.

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at the Center for the Arts at Yerba Buena Gardens, 701 Mission Street in the City of San Francisco, California, at 3:00 p.m. on the 14th day of November, 1995, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Manuel A. Rosales, Vice President
Cynthia Choy Ong
Darshan Singh
Benny Y. Yee

and the following was absent:

Leroy King
Clarence R. Stern (Arrived 7:10 p.m.)

The President declared that a quorum was present.

Also present were: Ned Topham, Center for the Arts; Joyce Linker, Jewish Museum San Francisco; Philip Aarons and Paula Collins, Yerba Buena Retail Partners, L.P.; Lu Blazej, Executive Director, Department of City Planning; Fei Tsen, President, Yerba Buena Gardens Studio for Technology and the Arts; Leslie Miko, Center for the Arts; Karen Carr, Museum Parc; Jacquie Taliaferro, Alta Productions; Sheila Bergman, Yerba Buena Gardens Studio for Technology and the Arts; Anita Hill, Yerba Buena Alliance; Bill Wycko, Department of City Planning; Andy Nash, Joint Powers Board; Bill Barnes, South Beach Neighborhood; Warner Schmalz, Team 7 International; Glen Ray, Ray Corporation; and Clark Manus, Chair, Transbay Citizens Advisory Committee.

Representing the press were: Gerald Adams, San Francisco Examiner; and Bill Eisle, San Francisco Independent.

The Commissioners toured the Center for the Arts' Galleries and Theater.

NEW BUSINESS - CONSENT AGENDA

At the request of Mr. Rosales, item (c) was removed from the Consent Agenda and considered as a regular item.

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 238-95 requests authorization of a First Amendment to the Memorandum of Understanding with the International Federation of Professional and Technical Engineers Local 21 effective July 1, 1995 through June 30, 1997.
- (b) Resolution No. 239-95 requests authorization of a First Amendment with United Public Employees Local 790 effective July 1, 1995 through June 30, 1997.
- (c) Resolution No. 240-95 requests authorization of a Consulting Agreement with Wes Willoughby in an amount not to exceed \$46,500.
- (d) Resolution No. 241-95 requests ratification of travel for Clifford W. Graves, Executive Director, and Larry Florin, Director of Project Development, for travel to Washington, D.C., November 8-9, 1995, at a cost not to exceed \$3,000, to negotiate an agreement with the U.S. Department of Labor regarding the Treasure Island Job Corps Center.
- (f) Resolution No. 243-95 requests acceptance of conveyance of and approving a license from the United States Navy to the Agency for Building No. 2 at the Naval Station Treasure Island.
- (g) Resolution No. 244-95 requests approval of a sublicense from the Redevelopment Agency of the City and County of San Francisco to Off-duty Productions for Hangar No. 2 for \$8,500 at Naval Station Treasure Island.
- (h) Resolution No. 245-95 requests authorization of a First Amendment to Salary Resolution No. 199-95.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a) THROUGH (d), RESOLUTION NUMBERS 238-95, 239-95, 240-95 AND 241-95, AND CONSENT AGENDA ITEMS (f) THROUGH (h), RESOLUTION NUMBERS 243-95, 244-95 AND 245-95, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

President Kouba indicated that item (i) would now be considered.

- (i) Public Hearing to hear all persons in a Disposition and

Development Agreement for the purchase and development
of Parcel CB-1-JSS; Yerba Buena Center.

President Kouba opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 248-95 requests authorization of a Disposition and Development Agreement with the Jewish Museum San Francisco for the purchase and development of Parcel CB-1-JSS located on Central Block One bounded by Market, Mission, Third and Fourth Streets; Yerba Buena Center.

Speaker: Joyce Linker, Jewish Museum San Francisco.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 248-95 BE ADOPTED

- (e) Resolution No. 242-95 requests recognition as President and commends and expresses appreciation to Cynthia Choy Ong for her outstanding service during a difficult transitional period in the history of the Redevelopment Agency of the City and County of San Francisco.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 242-95 BE ADOPTED.

- (i) SONY Presentation regarding the Entertainment/Retail Complex in Yerba Buena Gardens located between the west edge of the Esplanade and Fourth Street; Yerba Buena Center.

Speakers: Philip Aarons and Paula Collins, Yerba Buena Retail Partners, L.P.

RECESS

The meeting recessed at 5:35 p.m. and reconvened at 5:50 p.m. with the same roll call.

- (j) Resolution No. 246-95 requests authorization of a Third Amendment to the Land Disposition and Development Agreement with Yerba Buena Retail Partners, L.P. regarding the CB-2 Entertainment/Retail Site on the easterly side of Fourth Street between Mission and Howard Streets, to permit a Master

Sublease to one subtenant and to modify the schedule of performance; Yerba Buena Center.

Speakers: Items (i) and (j): Lu Blazej, Executive Director, Department of City Planning; Fei Tsen, President, Yerba Buena Gardens Studio for Technology and the Arts; Leslie Miko, Center for the Arts; Karen Carr, Museum Parc; Jacquie Taliaferro, Alta Productions; Sheila Bergman, Yerba Buena Gardens Studio for Technology and the Arts; Anita Hill, Yerba Buena Alliance.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. ONG, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 246-95 BE ADOPTED.

- (k) Public Hearing to hear all persons interested in a Disposition and Development Agreement and form of Ground Lease for Parcel 3706-MSC; Yerba Buena Center.

President Kouba opened the Public Hearing to hear all persons interested in this matter..

Resolution No. 247-95 requests authorization of a Disposition and Development Agreement and form of Ground Lease with Yerba Buena Retail Partners, L.P. for the lease and development of Parcel 3706-MSC, located between Market and Mission Streets and Third and Fourth Streets; Yerba Buena Center.

Speakers: Philip Aarons and Paula Collins, Yerba Buena Retail Partners, L.P.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 247-95 BE ADOPTED.

- (m) Resolution No. 249-95 requests authorization to recommend to the Joint Powers Board and Board of Supervisors that the Main/Beale Bus Terminal alternative with Caltrain underground at the Transbay Site be selected as the preferred alternative for the Transbay Area Plan and be designated the locally preferred alternative for the purpose of the Joint Powers Board Caltrain Extension Environmental Impact Study.

Speakers: Bill Wycko, Department of City Planning; Andy Nash, Joint Powers Board; Bill Barnes, South Beach Neighborhood; Warner Schmalz,

Team 7 International; Glenn Ray, Ray Corporation; and Clark Manus, Chair, Transbay Citizens Advisory Committee.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. SINGH THAT THE RESOLUTION BE AMENDED TO READ:

“ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco (1) that the Transbay Area Plan pursue the Main/Beale Alternative (Alternative 5) as the preferred alternative for the Transbay Area Plan, and (2) that an underground Caltrain alternative at the Transbay Site be considered the Locally Preferred Alternative for the purposes of the Joint Powers Board Caltrain Extension Environmental Impact Study; and

FURTHER RESOLVED, that it is the Agency’s position that an underground connection between the Bus Terminal, the Caltrain Terminal and the Embarcadero BART and Municipal Railway Station should be incorporated into the planning and design solution.”

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 249-95, AS AMENDED, BE ADOPTED.

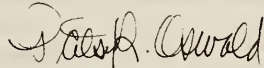
REPORT OF THE EXECUTIVE DIRECTOR

- (a) San Francisco Hearing of the Senate Select Committee on Defense Base Closures and Reuse (October 30, 1995).
- (b) Meeting in Washington, D.C. on November 9, 1995 regarding the Treasure Island Job Corps Center.
- (c) Board of Supervisors’ action on the proposed Golden Gateway/South of Market Merger.
- (d) The Board of Supervisors’ Housing and Land Use Committee will hold a hearing the Mid-Market Survey Area.
- (e) Informational memorandum on the fire at St. Paul’s Church in the Western Addition.

ADJOURNMENT

It was moved by Mr. Singh, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:20 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Patsy R. Oswald", written in a cursive style.

Patsy R. Oswald
Agency Secretary

APPROVED

January 9, 1996

11/21/95

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
21ST DAY OF NOVEMBER, 1995

FEB 15 1996

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 21st day of November, 1995, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Manuel A. Rosales, Vice President
Leroy King
Darshan Singh
Clarence R. Stern
Benny Y. Yee

and the following was absent:

Cynthia Choy Ong

The President declared that a quorum was present.

Also present were: Ellen Gavin, Sonia Manjon, Janet Clyde, "The Mission Girls", Cherrie Moraga, Yvette Gomez, Ricardo Bracho, Jaime Lujan and Jennifer Spangler, BRAVA; Glenda Powell, Inner Mission Neighbors; Nick Levinson, Mission Housing Development Corporation; Greta Sanchez Ramirez Jake Pavlovsky, Beyond Empowerment; Judy West Mayor's Task Force in the Mission; Oscar Rocha, Cafe Fanara; and Michael Simmons, San Francisco Housing Development Corporation.

Representing the press was: Jacquie Taliaferro, New Bayview Newspaper.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No 250-95 requests authorization to purchase a new IBM RSC AS/400 Model 500 and corresponding software upgrades from IBM and JDE in an amount not to exceed \$105,150.
- (b) Resolution No. 251-95 acknowledges resignations and appoints new members to the Rincon Point-South Beach Citizens Advisory Committee; Rincon Point-South Beach.

- (c) Resolution No. 252-95 establishes temporary rules for South Beach Park and authorizes the Executive Director to request The Port of the Board of Supervisors to extend the San Francisco Park Code to South Beach Park; Rincon Point-South Beach.
- (d) Resolution No. 253-95 requests authorization of a First Amendment to the Agreement for Disposition of Land for Private Development with Emancio Ergina Village, Incorporated, for Parcels 738-A, E and J, located at the northeasterly corner of Scott and Ellis Streets; Western Addition A-2.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a) THROUGH (d), RESOLUTION NUMBERS, 250-95, 251-95, 252-95 AND 253-95, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (e) Resolution No. 254-95 requests authorization of the reallocation of funds from the Small Business Loan component of the 24th Street Revitalization Program to the Community Development Investment Fund (CDIF) and authorizing a Loan Agreement in an amount not to exceed \$250,000 with BRAVA! for Women in the Arts ("BRAVA") for its acquisition of the York Theater, 2789 24th Street.

Speakers: Ellen Gavin, Sonia Manjon, Janet Clyde, "The Mission Girls", Cherrie Moraga, Yvette Gomez, Ricardo Bracho, Jaime Lujan and Jennifer Spangler, BRAVA; Glenda Powell, Inner Mission Neighbors; Nick Levinson, Mission Housing Development Corporation; Greta Sanchez Ramirez Jake Pavlovsky, Beyond Empowerment; Judy West Mayor's Task Force in the Mission; and Oscar Rocha, Cafe Fanara.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 254-95 BE ADOPTED.

RECESS

The meeting recessed at 5:20 p.m. and reconvened at 5:25 p.m. with the same roll call.

- (f) Resolution No. 255-95 requests authorization of a First Amendment to the Predevelopment Loan Agreement with The San Francisco Housing Development Corporation to increase the amount by \$75,000 to a total of \$175,000 for predevelopment activities for Parcel 1100-T located at the northeast corner of Ellis and Divisadero Streets; Western Addition A-2.
- (g) Public Hearing to hear all persons interested in a Disposition and Development Agreement for Parcel 1100-T; Western Addition A-2.

President Kouba opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 256-95 requests authorization of a Disposition and Development Agreement with The San Francisco Housing Development Corporation for the purchase and development of Parcel 1100-T for ten single family homes for low and moderate income households to be located at the northeast corner of Ellis and Divisadero Streets; Western Addition A-2.

- (h) Resolution No. 257-95 requests conditional approval of the Schematic Design for the residential development to be located at the northeast corner of Ellis and Divisadero Streets (Parcel 1100-T); Western Addition A-2.

Speaker - Items (f), (g) and (h): Michael Simmons. The San Francisco Housing Development Corporation.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 255-95, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (g), RESOLUTION NO. 256-95, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (h), RESOLUTION NO. 257-95, BE ADOPTED.

- (i) Resolution No. 258-95 requests authorization of \$125,000 for advertising, blueprinting and other costs related to rebidding the Children's Center and completion of the CB-3 Lease; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 258-95 BE ADOPTED.

- (j) Resolution No. 259-95 requests authorization of a First Amendment to a 1994 Grant and Regulatory Agreement with Mercy Housing California, Inc. to grant an additional \$384,185 for the rehabilitation of Richmond Hills Family Center, an emergency shelter located at 6324 Geary Boulevard as part of the Citywide Tax Increment Housing Program.

RULE OF THE CHAIR:: PRESIDENT KOUBA INDICATED THAT, SUBJECT TO THE OBJECTION OF ANY COMMISSIONER, ITEM (j), RESOLUTION NO. 259-95, WOULD BE CONTINUED AT THE REQUEST OF THE MAYOR'S OFFICE. THERE BEING NO SUCH OBJECTION, IT WAS SO ORDERED.

- (k) Resolution No. 260-95 requests authorization of a Personal Services Contract with Smith, Dawson and Andrews in the amount of \$5,000 a month to advocate on behalf of the Redevelopment Agency on Federal matters.

ADOPTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 260-95 BE ADOPTED.

REPORT OF THE PRESIDENT

- (a) Interagency Economic Development Coordinating Group Meeting (November 15, 1995)

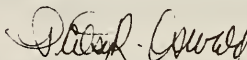
REPORT OF THE EXECUTIVE DIRECTOR

- (a) Quarterly Report on Economic Development and Employment Development Contracts with community-based organizations.
- (b) Board of Supervisors' Housing and Land Use Committee Hearings (November 16, 1995)
 - (i) Mid-Market Survey Area
 - (ii) Mid-Embarcadero/Terminal Separator Project.
- (c) Board of Supervisors' Budget Committee Hearing on Transbay Terminal Replacement (November 16, 1995)

ADJOURNMENT

It was moved by Mr. Rosales, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:45 p.m.

Respectfully submitted,



Patsy R. Oswald
Agency Secretary

APPROVED

February 6, 1996

MAR 15 1996
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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
28TH DAY OF NOVEMBER, 1995

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:30 p.m. on the 28th day of November, 1995, the place and date duly established for holding of such a meeting.

The Acting President called the meeting to order and on roll call the following answered present:

Manuel A. Rosales, Acting President
Leroy King
Darshan Singh
Clarence R. Stern
Benny Y. Yee

and the following were absent:

Jon Henry Kouba, President (Arrived 4:32 p.m.)
Cynthia Choy Ong (Arrived 4:38 p.m.)

The Acting President declared that a quorum was present.

Also present were: Racquel Medina and Carlos Martinez, MEDA; and John Elberling, TODCO.

Representing the press was: Mark Rutherford, Western Edition.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA. ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 261-95 requests authorization of a Second Amendment to the Development and Occupancy Sublease with Pier 40 Coffee Roastery, Inc. for the lease of space within the southern portion of the Pier 38 Bulkhead Building to increase the Agency's financial contribution toward the building's rehabilitation and revising the basic terms of the Sublease; Rincon Point-South Beach.

At this time, 4:32 p.m., Mr. Kouba arrived at the meeting and assumed the Chair.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), RESOLUTION NO. 261-95, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

(c) MEDA Presentation.

Ms. Ong arrived at the meeting during the MEDA Presentation. 4:38 p.m.

(b) Presentation on the Agency's Multi-Year Financial Model.

REPORT OF THE EXECUTIVE DIRECTOR

(a) The proposed Mid Market Redevelopment Survey Area will be before the Board of Supervisors on December 4, 1995.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Rosales, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:20 p.m.

Respectfully submitted,



Patsy R. Oswald
Agency Secretary

APPROVED

March 5, 1996

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
5TH DAY OF DECEMBER, 1995

DOCUMENTS DEPT.

FEB 15 1996

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 5th day of December, 1995, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Manuel A. Rosales, Vice President
Leroy King
Darshan Singh
Clarence R. Stern
Benny Y. Yee

and the following was absent:

Cynthia Choy Ong

The President declared that a quorum was present.

Also present were: Brett Gladstone; Helen Helfer, Bernal Heights Housing Corporation; Daniel Hernandez, Mission Housing Development Corporation; Victor Miller; New Mission News; Richard Marquez, Healthcare for the Homeless; Marcus Castro; Frank Morales; Gloria Brown; Richard Brown, Fillmore Community Empowerment Coalition; Thomas Campbell-Reed, Fillmore Billiards; Cherlynn Jorden, Buchanan YMCA; Robert Speer, Wayne Corn, Naomi Gray and Essie Collins, Mayor's Western Addition Economic Development Task Force; and Bobbie Webb, The Blues & R&B Music Foundation.

Representing the press was: Gerald Adams, San Francisco Examiner.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 262-95 requests authorization of a Second Amendment to the Contract for messenger services with On Target Delivery Service to extend the term and increase the total compensation in an amount not to exceed \$45,000.
- (b) Resolution No. 263-95 requests authorization of a First Amendment to Resolution No. 65-95 regarding Commissioner Health Coverage.

- (c) Resolution No. 264-95 requests authorization of reimbursement of Housing Program Manager applicants expenses in an amount not to exceed \$3,000.
- (d) Resolution No. 265-95 requests authorization of a \$50,000 in a loan to 479 Natoma Street Associates for the development of 30 units of affordable housing located at 479 Natoma Street; South of Market.
- (e) Resolution No. 266-95 requests approval of assignment of a 1991 Grant and Regulatory Agreement with Catholic Charities of the Archdiocese of San Francisco to Jelani Housing, Inc., a non-profit tax exempt corporation established for the express purpose of owning and operating Jelani House Residential Treatment Facility located at 1601 Quesada Street.
- (f) Resolution No. 267-95 requests authorization of a First Amendment to the Agreement for Disposition of Land for Development with Rincon Point Development Company, LLC, revising the schedule of performance, in connection with Site F-1 located at the southwest corner of Delancey and Bryant Streets; Rincon Point-South Beach.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a) THROUGH (f), RESOLUTION NUMBERS 262-95 THROUGH AND INCLUDING 267-95, BE ADOPTED..

NEW BUSINESS - REGULAR AGENDA

President Kouba indicated that item (h) would now be considered.

- (h) Resolution No. 268-95 requests authorization of an Owner Participation Agreement with Michael O'Mahoney and Jeremiah F. O'Sullivan for the development of condominium housing located at 1850 Turk Street; Western Addition A-2.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 268-95 BE ADOPTED.

- (g) Workshop on the Lower Fillmore Revitalization Project. This workshop covered recommendations from the Parking and Traffic Study, Muni Substation Evaluation, Tenant Package for Master Leased Space and proposed Public Safety Program; Western Addition A-1 and A-2.

Speakers: Brett Gladstone and Essie Collins.

RECESS

The meeting recessed at 6:05 p.m. and reconvened at 6:10 p.m. with the same roll call.

- (i) Resolution No. 269-95 requests authorization of a Housing Opportunities for Persons with AIDS (HOPWA) Capital Loan Agreement in an amount not to exceed \$990,000 with Bernal

Heights Housing Corporation for the development at 3554-17th Street of approximately 13 beds of permanent housing for people with HIV/AIDS.

Speaker: Helen Helfer, Bernal Heights Housing Corporation.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 269-95 BE ADOPTED..

- (j) Resolution No. 270-95 requests authorization of a \$480,000 Housing Opportunities for Persons with AIDS (HOPWA) Loan Agreement with Mission Housing Development Corporation for the acquisition and rehabilitation of affordable rental housing located at 418-422 Valencia Street.

Speakers: Daniel Hernandez, Mission Housing Development Corporation; Victor Miller, New Mission News; Richard Marquez, Healthcare for the Homeless; Marcus Castro; and Frank Morales.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 270-95 BE ADOPTED.

- (k) Resolution no. 271-95 requests authorization of correspondence urging San Francisco Congressional representatives to maintain the current level of funding for the Federal Housing Opportunities for People with AIDS (HOPWA) Program. .

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. STERN, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 271-95 BE ADOPTED..

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Gloria Brown spoke regarding homeownership opportunities in the Fillmore Center in the Western Addition A-2.
- (b) Richard Brown, Fillmore Community Empowerment Coalition, requested information regarding the ethnic breakdown in Agency developments in the Western Addition.

REPORT OF THE PRESIDENT

- (a) South Beach Park dedication event; Rincon Point-South Beach.

REPORT OF THE EXECUTIVE DIRECTOR

- (a) The Board of Supervisors' unanimously approved the designation of the Mid-Market Survey Area.
- (b) A Purchase Agreement has been signed with Bank of America for acquisition of the site at 10th and Market Streets.

- (c) A request for funding for acquisition of a South of Market Health Clinic will be before the Board of Supervisors' Budget Committee on December 6, 1995.

President Kouba announced that there would be a Closed Session pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

Naval Station Treasure Island with the United States Navy; and

CB-2 Entertainment/Retail Site located on the easterly side of Fourth Street between Mission and Howard Streets in Yerba Buena Center with Yerba Buena Retail Partners, L.P.

There is an additional Closed Session item which arose subsequent to posting of the agenda on Friday, December 1, 1995. Pursuant to Government Code Section 54954.2(b)(2) of the Brown Act, a vote of five Commissioners is required to add this item.

MOTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT, IN ACCORDANCE WITH THE BROWN ACT REGULATIONS, IT HAS BEEN DETERMINED THAT A NECESSITY TO ACT ON THIS ITEM AROSE AFTER POSTING OF THE AGENDA ON DECEMBER 1, 1995.

This item is pursuant to Government Code Section 54956.9(a) concerning pending litigation in regard to Independent Housing Services vs. Fillmore Center Project Corporation and San Francisco Redevelopment Agency.

RECESS

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:20 p.m.

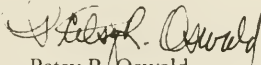
RECONVENED

At this time, 8:50 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Stern, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:52 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

February 6, 1996

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12/19/95

DOCUMENTS DEPT.

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
19TH DAY OF DECEMBER, 1995

FEB 15 1996

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 19th day of December, 1995, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Jon Henry Kouba, President
Manuel A. Rosales, Vice President
Leroy King
Cynthia Choy Ong
Darshan Singh
Clarence R. Stern
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

Representing the press was: Gerald Adams, San Francisco Examiner.

Also present were: Philip Westergaard, San Francisco Redevelopment Agency; Jane Graff, Kathy Berger, Robert Boyd, Philip Faight, Richard Allman and Arthur Evans, North of Market Planning Coalition; Jacquie Taliaferro, Alta Film Studios; Al Williams, Mayor's Hunters Point Citizens Advisory Committee; Alex Pitcher, George Mix, Joe Gallaread, Suluagi Palega and Selena Chang, South Bayshore Community Development Corporation; Gloria Brown, Fillmore Center Tenants Association; Ken Bishop, KEB Architecture; Calvin Hayes; Hope Mitnick, Laha Architects; Lionel Recio Lionel Recio Associates; Karen Huggins, ARC/District 7 Democratic Club.

NEW BUSINESS - CONSENT AGENDA

At the request of Mr. King, item (b) was removed from the Consent Agenda and considered as a Regular Agenda item.

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, September 26, 1995, October 17 and October 24, 1995; Special Meetings, October 16, 18 and November 6, 1995; Closed Sessions. August 15 and 29, September 12 and 19, October 3 and 17, 1995.
- (c) Resolution No. 273-95 requests authorization of a First Amendment to the Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$180,875 with Dolores Street Community Services Hope Housing Program--Richard M. Cohen Residence.
- (d) Resolution No. 274-95 requests authorization of a First Amendment to the Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$185,000 with Catholic Charities of the Archdiocese of San Francisco's HIV Housing Assistance Program.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES (AS AMENDED), AND CONSENT AGENDA ITEMS (c) AND (d), RESOLUTION NUMBERS 273-95 AND 274-95, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 272-95 requests authorization of a First Amendment to the Personal Services Contract with The Jefferson Company, extending the term and time of performance; Western Addition A-2.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, THAT THE TERM AND TIME OF PERFORMANCE PROVIDED FOR IN THE CONTRACT BE EXTENDED TO MARCH 31, 1996.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 272-95, AS AMENDED, BE ADOPTED.

- (e) Resolution No. 275-95 commends and expresses appreciation to Philip Westergaard for his services upon the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco..

Speaker: Philip Westergaard.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 275-95, BE ADOPTED.

- (f) Resolution No. 276-95 requests authorization to request the Board of Supervisors to designate and describe a Redevelopment Survey Area within the City and County of San Francisco pursuant to the California Redevelopment Law for the Lower Eddy Street Proposed Survey Area.

Speakers: Jane Graff, Kathy Berger, Robert Boyd, Philip Faight, Richard Allman and Arthur Evans; North of Market Planning Coalition.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 276-95 BE ADOPTED.

- (g) Resolution No. 277-95 requests approval of a Lease between the Department of the Navy and the San Francisco Redevelopment Agency for Buildings No. 2 and 180 at Naval Station Treasure Island; Treasure Island Survey Area.
- (h) Resolution No. 278-95 requests authorization for the Executive Director of the Redevelopment Agency to approve Subleases for Buildings 2 and 180 located at Naval Station Treasure Island in accordance with the approved lease between the Department of the Navy and the Redevelopment Agency of the City and County of San Francisco.

Speaker - Items (g) and (h): Jacquie Taliaferro, Alta Film Studios.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND CARRIED, WITH MR. SINGH ABSTAINING, THAT ITEM (g), RESOLUTION NO. 277-95, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, AND CARRIED, WITH MR. SINGH ABSTAINING, THAT ITEM (h), RESOLUTION NO. 278-95, BE ADOPTED.

At this time, 5:40 p.m., Mr. Singh left the meeting.

- (i) Resolution No. 279-95 requests approval of Lease between the Department of the Navy and the San Francisco Redevelopment Agency for Buildings 307 and 381 at Hunters Point Shipyard; Hunters Point Shipyard Survey Area..
- (j) Resolution No. 280-95 requests authorization for the Executive Director of the Redevelopment Agency to approve Subleases for Buildings 307 and 381 located at Hunters Point Shipyard in accordance with the approved lease between the Department of the Navy and the Redevelopment Agency of the City and County of San Francisco; Hunters Point Shipyard Survey Area.

Speaker - Items (i) and (j): Al Williams, Mayor's Hunters Point Shipyard Citizens Advisory Committee.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT ITEM (i), RESOLUTION NO. 279-95, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (j), RESOLUTION NO. 280-95, BE ADOPTED.

At this time, 5:50 p.m., Mr. King left the meeting.

- (k) Resolution No. 281-95 requests authorization of a First Amendment to the Personal Services Contract with Laurie Glass in the amount of \$30,000 to provide Liaison Consultant Services for the Mayor's Treasure Island Citizens Reuse Committee; Treasure Island Survey Area.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 281-95 BE ADOPTED.

At this time, 5:55 p.m., Mr. King returned to the meeting.

- (l) Resolution No. 282-95 requests authorization of the construction finishing for the Lower Theater in the Yerba Buena Theater Building in the amount of \$114,928 from the approved budget for Furnishings, Fixtures and Equipment for the Cultural Buildings; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MS. ONG, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 282-95 BE ADOPTED.

- (m) Resolution No. 283-95 requests authorization of a Grant and Regulatory Agreement with 820 O'Farrell, Inc., to increase the grant amount by \$80,000, for operating and maintaining the Jordan Hotel located at 820 O'Farrell Street as part of the Citywide Tax Increment Affordable Housing Program.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND CARRIED, WITH MS. ONG ABSTAINING, THAT RESOLUTION NO. 283-95 BE ADOPTED.

- (n) Presentation of a Status Report on the South Bayshore Area.

Speakers: Alex Pitcher and George Mix, South Bayshore Community Development Corporation.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Gloria Brown, Fillmore Center Tenants Association, spoke regarding homeownership opportunities in the Fillmore Center in the Western Addition A-2.

Closed Session pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is the Central Block 2 Entertainment/Retail Site located on the easterly side of Fourth Street between Mission and Howard Streets in Yerba Buena Center and the entity the Agency may negotiate with is Yerba Buena Retail Partners, L.P.

THIS ITEM WAS NOT HELD.

President Kouba announced that the need for an additional Closed Session arose subsequent to posting of the agenda on Friday, December 15, 1995. Pursuant to Government Code Section 54954.2(b)(2) of the Brown Act, a vote of at least five Commissions is required to add this item.

MOTION: IT WAS MOVED BY MR. STERN, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT, IN ACCORDANCE WITH THE BROWN ACT REGULATIONS, IT HAS BEEN DETERMINED THAT A NECESSITY TO ACT THIS ITEM AROSE AFTER POSTING OF THE AGENDA ON DECEMBER 15, 1995.

This item is pursuant to Government Code Section 54956.9(a) concerning pending litigation in regard to the San Francisco Redevelopment Agency vs. Thomas and Lucille Feeney et al.

RECESS

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:50 p.m.

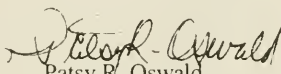
RECONVENED

At this time, 6:53 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission.

ADJOURNMENT

It was moved by Mr. Stern, seconded by Mr. Rosales, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:54 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

February 6, 1996

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